

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09835 and PL/2026/00192
APPLICATION TYPE:	Householder planning permission and listed building consent
SITE ADDRESS:	Nuthills Farm, Sandy Lane, Chippenham, SN15 2PY
DEVELOPMENT DESCRIPTION:	Refurbishment of The Byre Annex, installation of ASHP & external lighting.
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

SITE CONTEXT

Nuthills Farm is a residential property located to the south of Sandy Lane, a private lane off the A342 Devizes Road, and is situated within the small settlement of Sandy Lane (which is not categorised in the Wiltshire Core Strategy as a settlement and is therefore regarded as open countryside for planning purposes).

As described in the submitted Heritage, Design and Access Statement (HDAS), the site comprises the main two storey farmhouse, a front yard, and a cluster of outbuildings arranged around a loose courtyard, with gardens and fields to the south. The farmhouse is an early-19th century grade II listed building, characterised by ironstone rubble walls and Georgian-style casement windows.

The proposal relates to one of the associated outbuildings (the Byre), a curtilage listed former agricultural structure that was repurposed for use as a residential annex in 2010. It is characterised by its rural agricultural vernacular, ancillary status within the farmstead and its mixed masonry and timber construction. It is positioned on the north-south axis to the east of the farmhouse. The site also supports a regionally significant bat population.

The application site is subject to the following planning policy designations/constraints:

- **Heritage:**
 - Nuthills Farmhouse is a grade II listed building and The Byre Annex and other historic outbuildings associated with the farmhouse are curtilage listed.
 - The site lies within proximity of many grade II listed buildings (including Horsepride Well which adjoins the site to the west and Northend Cottage and The Lodge on the opposite side of Sandy Lane).
 - The site lies within proximity of registered park and gardens including:
 - Grade I listed Bowood immediately to the north; and
 - Grade II listed Spyre Park a short distance to the west.
 - The site lies within Sandy Lane Conservation Area.
- **Archaeology:** The site lies within a Local Important Archaeological Site.
- **Public Rights of Way:** Public footpath DHST51A runs along Sandy Lane adjacent to the north site boundary.

- **Ecology:** The site immediately adjoins a strip of Deciduous Woodland Priority Habitat with other such Priority Habitat and Woodpasture and Parkland Priority Habitat located a short distance to the north, west and east.

PROPOSAL

The proposal seeks to refurbish and enhance the living environment and environmental sustainability of the Byre and add external lighting to the front of the main house. The proposed works are summarised below:

- **The Byre:**
 - Internal remodelling of partitions (including removal of modern building fabric).
 - Replacement of existing gable door with timber casement window.
 - Installation of three west-facing rooflights.
 - Provision of air source heat pump (ASHP).
 - Recovering the leaking tiled portion of roof, with thermal upgrade (installation of Type 1F bituminous membrane & breathable insulation) as necessary).
 - Relocating existing plant.
 - General replacement, repair and refurbishment works.
- **Wider site:**
 - Installation of two wall mounted gate lights.
 - Installation of eight freestanding path lights.
 - Re-use/replacement of three wall mounted lamps on the main house frontage.
 - Ecological enhancement measures including three tree mounted bat boxes.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
N/09/00004/LBC	Installation of Condenser Type Boiler & External Flue Pipe	Approved	2/3/2009
N/10/03136/FUL	Change of Use of Outbuilding to Ancillary Residential Accommodation, External Alterations to House, Outbuildings and Garage, Erection of Single Storey Extension to House	Approved	25/10/2010
N/10/03137/LBC	Internal and External Alterations to House, Outbuildings and Garage, Erection of Single Storey Extension to House	Approved	25/10/2010
PL/2024/06123 [HPP]	Proposed New Greenhouse and EV Charging Point	Approved	18/6/2025
PL/2024/06454 [LBC]	Proposed New Greenhouse and EV Charging Point	Approved	18/6/2025

The site history also includes several applications relating to tree works that are not relevant to the consideration of this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

Development Plan:

- Wiltshire Core Strategy (adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment
- Calne Community Neighbourhood Plan 2 2023-2038 (CCNP2, made March 2025):
 - Policy C1: High quality sustainable development in the Calne community plan area
 - Policy C2: Sustainable construction and energy
 - Policy C3: Retrofitting the existing built environment
 - Policy BE1: Design principles for local distinctiveness
 - Policy BE2: Heritage assets
 - Design Guidelines and Codes

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 12. Achieving well-designed places
 - Section 15. Conserving and enhancing the natural environment
 - Section 16. Conserving and enhancing the historic environment
- Wiltshire Local Plan Submission Draft 2020-2038 (WLP, Regulation 24): The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Sandy Lane Conservation Area Statement (amended January 1994)

CONSULTATION RESPONSES

Derry Hill and Studley Parish Council: No objection.

Wiltshire Council Conservation: No objection – the Conservation Officer advised that the proposed works are benign, appropriately detailed, and would result in a neutral impact on the significance of the curtilage-listed building.

REPRESENTATIONS

One comment was received requesting that suitable natural screening be provided between the ASHP and the applicant's boundary, to mitigate the visual impact of the ASHP unit.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design and heritage

Design and Heritage

Section 66(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special regard be had to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

WCS Core Policy 57 requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance.

CCNP2 Policies C1, BE1 and BE2 relate to design and heritage and broadly reflect the above and require that development proposals have particular regard to the local distinctiveness identified in the CCNP Design Guidelines and Codes document. BE2 also identifies locally valued heritage assets (non-designated heritage assets), though none are within notable proximity of the site.

NPPF paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 210 states that LPAs should take account of, of relevance to this case, (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

The proposal offers several modest design and heritage betterments including recovering the clay tile roof of the building, better protecting the historic fabric of the building against the elements and general replacement, repair and refurbishment works which collectively would upgrade the building condition, helping to support its future conservation. At the same time, the installation of the three rooflights and ASHP would, to a limited degree, erode the rural agricultural vernacular character of the building. The proposed internal works (remodelling of partitions and relocation of the plant) would have a neutral impact.

Overall, the proposal is considered to be a high quality design solution that promotes local distinctiveness and, as stated by the Conservation Officer, would have a neutral impact on the significance of the curtilage listed building and, by extension, the grade II listed Nuthills Farmhouse, other listed buildings in the vicinity and the Conservation Area. It therefore complies with WCS Core Policies 57 and 58, CCNP2 Policies C1, BE1 and BE2, NPPF sections 12 and 16 and the Wiltshire Design Guide.

CONCLUSION

In summary, the proposed development is of appropriate design and it would have a neutral impact on the historic environment, landscape and protected species and habitats. In addition, it offers betterments in respect of living environment, energy efficiency and ecological enhancement measures. Consequently, it is considered to comply with the relevant sections, policies and guidance of the Planning (Listed Buildings and Conversation Areas) Act 1990, Wiltshire Core Strategy, Calne Community Neighbourhood Plan 2, the NPPF and Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission and Listed Building Consent be GRANTED subject to conditions and informatives:

Listed Building Consent PL/2026/00192 conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - a. Site Location Plan, ref: 24-077-200 rev A
 - b. Proposed Site Plan, ref: 24-077-202 rev A
 - c. Proposed GF & FF Layout Plans, ref: 24-077-205
 - d. Proposed Elevations, ref: 24-077-206
 - e. Proposed Roof Details, ref. 24-077-208
 - f. Proposed Window Details, ref. 24-077-210
 - g. Proposed Gate Luminaire Drawings, ref. 24-077-212
 - h. Design and Access Statement, ref: 24-077 rev A [including Heritage Statement]

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved documents.

REASON: In the interests of visual amenity and the character and appearance of the area.