

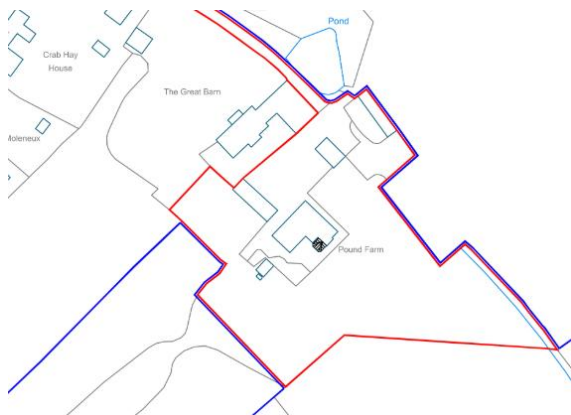
APPLICATION FOR LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01490
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Pound Farmhouse, Eastcourt, Malmesbury, SN16 9HN
DEVELOPMENT DESCRIPTION:	Oak Garden Room - Amendment to Truss Details only of the application PL/2025/05925 - Approved 18/12/2025
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject building is a Grade II listed, late C17 farmhouse, built of stone under a stone slate roof. The dwelling benefits from minor curtilage outbuildings and lies to the southeast of GII listed, late C17, 'Great Barn,' now in separate ownership.

The site is located to the south east corner of the village of Eastcourt, surrounded by a loose scattering of small farmsteads.

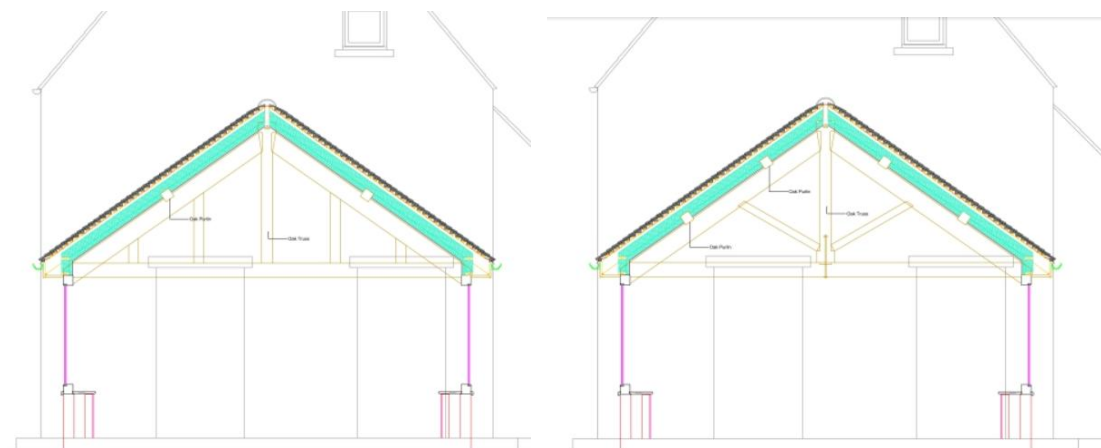


Location Plan and Rendering of proposed Garden Room as per approved PL/2025/05854.

PROPOSAL

The proposal seeks LBC approval for an amendment to PL/2025/05925, approved on 18/12/2025, which seeks to revise the roof truss type within a proposed garden room.

This is also reflected by the submission of a VAR to the sister planning permission PL/2025/05854.



Approved and Proposed Section

PLANNING HISTORY

PL/2025/05854 - Householder planning permission Decision - Approve with Conditions
Date: 18/12/2025 – Oak Garden Room, Oak Conservatory to replace existing, demolition of modern bin store, and relocation of oil tank

PL/2026/01212 - Removal/variation of conditions – Variation of Condition 2 (Oak Truss detail) of PL/2025/05854 (Oak Garden Room, Oak Conservatory to replace existing, demolition of modern bin store, and relocation of oil tank)

PL/2025/05925 - Listed building consent (Alt/Ext) Decision - Approve with Conditions
Date: 18/12/2025 – Oak Garden Room, Oak Conservatory to replace existing, demolition of modern bin store, and relocation of oil tank –

PL/2026/01490 - Listed building consent (Alt/Ext) – Oak Garden Room - Amendment to Truss Details only of the application PL/2025/05925 - Approved 18/12/2025

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment. Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

CONSULTATION RESPONSES

Crudwell Parish Council: No comment

Conservation: Noted their earlier objections to the approved scheme and highlighted that the proposed revisions of truss raise no concerns, with the Kingpost truss being a common feature in residential and agricultural buildings from the C19 so is an acceptable minor alteration.

REPRESENTATIONS

No third-party comments were received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

Information considered/submitted

NPPF Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The applicant has submitted a Heritage, Design and Access Statement, which fails to assess the significance of the listed building and the potential impact of the proposed works.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

Pound Farmhouse is a Grade II listed, late C17th/early C18 century farmhouse of notable vernacular character built of local materials, with retained plan form, layout and architectural expression/detailing, providing aesthetic and architectural interest.

The farmhouse sits within a generous domestic curtilage, with associated outbuildings and a separately listed barn to the northwest, which together form a coherent historic farmstead setting.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The approved garden room is a modern addition to the listed dwelling. The alteration of truss type would not further impact historic fabric, the dwelling’s significance, nor the visual impact of the Garden Room on the exterior or setting of the listed building nor neighbouring listed building. The reason for the alteration of the truss type is not explained, and the proposed plans do not include an increase of ridge height. The proposed rendering of the Garden Room submitted in a previous application and included above for ease, shows a kingpost truss.

Based on the previous application and what officers can consider, the development is considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

CONCLUSION

The proposed development is considered to be acceptable in terms of its impact on the significance of the listed building,

The proposal therefore complies with CP58, Section 66 of the Act and relevant NPPF provisions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.