

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00220
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	Cobblers Cottage, 35 Farm Lane, Great Bedwyn, Marlborough, SN8 3LU
DESCRIPTION:	Single-storey extension and internal alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Amended plans were submitted 27 March 2026 together with changes to the description on 16 April 2026; the changes were minor and it was not necessary to renotify interested parties. The application seeks Listed Building Consent for the erection of a single-storey rear extension, involving the demolition of an existing rear lean-to outshot, and internal alterations. The proposed extension has a brick parapeted side wall, a 'mansard' tile roof with lantern, and an oak-framed wall with fenestration; it measures approx. 2.8m by 3.8m and 2.3m roof height. Various internal alterations are proposed, including removal of an existing staircase and installation of a new staircase and formation of doorways through load-bearing walls. The plans show associated minor landscaping operations to rear garden.

Planning permission has also been sought for identical works under reference PL/2025/09978.

SITE DESCRIPTION

The application site is a Grade II listed building known as Cobbler's Cottage, 35 Farm Lane [NHLE: 1034000]. It is a semi-detached two-storey cottage dating to 17th century, altered and extended in 18th, 19th and 20th centuries. It has walls of Flemish bond red and vitrified brick, a hipped flush-ridge thatched roof with gable to rear, timber casement fenestration under segmental arches, and a rear garden. The internal layout was originally probably of two rooms with cross passage; unheated room to left later divided into two rooms the left of which was used as a cobbler's shop until the 20th century. Two-storey wing to rear added in 1980s. Its setting is characterised by the rural street scene's sense of enclosure, created by a corridor of linearly laid-out buildings in the local vernacular architecture and abundant foliage. It is in the settlement boundary of Great Bedwyn. Relevant designations and constraints include the Great Bedwyn Conservation Area, North Wessex Downs National Landscape (formerly/legally an Area of Outstanding Natural Beauty), heritage features recorded on the Swindon and Wilts HER, Flood Zone 1 and groundwater levels are either at or very near (within 0.025m of) the ground surface.

PLANNING HISTORY

K/80/0791 - Two storey extension (APPROVED WITH CONDITIONS 19/11/1980).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2019-2024

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Great Bedwyn Conservation Area: Character Appraisal and Management Plan 2007

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Great Bedwyn Parish Council – No comment, but enclosed information from their sustainability statements which seeks to support sustainable, carbon zero buildings, to address the declared climate emergency, including by maximising reuse and

recycling of materials in construction to minimise embodied carbon footprint, ensuring that energy is used efficiently by ensuring, no draughts, good insulation, double glazing and maximising natural cooling and using heat pumps where appropriate. generating renewal energy and energy storage where possible eg by installing photo voltaic cells and battery storage supporting biodiversity and minimising rainwater runoff (to reduce flood risk) by including rain water storage and/or rain gardens where appropriate (03/02/2026).

Wiltshire Council's Conservation Officer – No objection, subject to conditions, advising that the proposed extension would not harm significance either due to its design or the demolition of the existing lean-to, however they identify harm where internal works would impact on historic fabric but are satisfied that the alterations would deliver sufficient public benefits to justify and outweigh the harm (21/04/2026).

Historic England – No comment on merits of the application (26/01/2026).

REPRESENTATIONS

Immediate neighbours were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 22 January 2026, and a site notice was displayed on 20 January 2026. No letters of representation were made by members of the public.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires applications for listed building consent for any works of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area in which the building is situated.

Effect of the works on the character of the building as a building of special architectural or historic interest, and the character or appearance of the conservation area in which it is located

Cobblers Cottage is an attractive, multi-phase vernacular dwelling, and despite considerable alteration its traditional character prevails. In so far as is relevant, its

significance and special interest comprises the architectural and historic interest attributable to such qualities as its age, fabric, materials, form, details and layout and associations.

It is located in the Great Bedwyn Conservation Area (GBCA), for which there is a published appraisal and management plan. In so far as is relevant, its character and appearance can be primarily discerned from its cruciform settlement layout, its historic and protected buildings and structures, its significant foliage and open spaces, key views and vistas and landscape setting.

Wiltshire Council's Conservation Officer (CO) raises no objection, subject to conditions. In their comments, they are satisfied that removal of the existing lean-to would not harm significance. They consider that the design of the proposed extension is not particularly reflective of the character of the cottage or local distinctiveness, but advises that it too would not harm the significance of heritage assets due to its subservient and discrete location.

The existing lean-to outshot is of some age and complementary in appearance, it bears evidence of rebuilding which has left awkward junctions and spaces. The proposed extension offers a contemporary response, blending vernacular materials with mostly modern forms and details, creating some visually contrasting moments.

Besides the existing lean-to, the physical impacts would be mostly on modern fabric to create an open plan space, but jambs retain a cellular feel. Visually, it is discretely positioned and would, on balance, provide a complementary addition without detriment to the significance of the listed building.

The submitted plans detail some minor landscaping works to rear garden, which do not appear to involve works of alteration, extension or demolition to the listed building but would not adversely impact its setting in any case.

Various internal alterations are proposed including reconfiguration of modern partitions and fittings at first floor and ground floor, which would be of no consequence to the significance of the listed building. It is also proposed to remove the existing staircase, and install a new staircase in a different part of the building together with formation of a new ground-floor doorway.

The CO's comments raise no overall objection to the internal alterations. They identify harm in respect of the impacts on fabric that would occur as a result of the new staircase and formation of doorway, but they are satisfied that the public benefits secured by the improved layout would clearly and convincingly justify and outweigh the harm.

Removal of the existing poorly designed and awkwardly located modern staircase would be of no detriment to the character of the listed building, and a new staircase and landing would be formed in the “Hall”. This would impact on floor structural fabric, the precise significance of which is unknown, but where evidence suggests considerable alteration, and form a somewhat contrived interaction with the front elevation window. However, the alternatives are limited and less desirable; the impact of the works would be the minimum necessary, make a more efficient use of internal space and improve how it functions for occupants, which would provide some support to its long-term conservation.

Part and parcel with the staircase relocation are works for the blocking-up and formation of a doorway at ground floor, the proposed works impacting on a wall of mixed rubble construction within which a blocked fireplace has been revealed. The applicant considers the fireplace’s relative contribution to the significance of the listed building to be limited. The proposed doorway is likely to encroach on the fireplace to a degree but alternatives are less desirable and the works help to secure the aforementioned benefits.

The applicant’s heritage consultant has suggested a building recording could mitigate for physical losses incurred by encroachment into the fireplace, this would not further our understanding of the listed building any more than the submitted details have already and which would remain matters of public record.

Other matters

The extension would be observed within the built-up settlement area, and its visual effect is localised and discrete. It would not harm the North Wessex Downs National Landscape (NL) and, accordingly, it would not conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

The representation made by the Parish Council comments in respect of local sustainability objectives, and addressing the climate emergency is of recognised importance. However, the PLBCA requires that applications for Listed Building Consent be determined on the basis of the effect of the works on the character of the building as a building of special architectural or historic interest.

HERITAGE BALANCE AND CONCLUSION

The proposed works would cause some harm to the character and significance of the listed building, in so far as internal alterations would involve physical interventions into and loss of fabric and features of known or potential significance and the visual impact of the staircase on the window. Consequently, the duty under S16 (2) of the PLBCA weighs heavily against the granting of consent.

However, and in the context of the tests set out in the NPPF (paras. 202-221), the harm is at the bottom of the scale of *less than substantial* and the Local Planning Authority can be satisfied that the harm has been clearly and convincingly justified. Furthermore, it would be outweighed by the public benefits secured in this case, including albeit limited social benefits (through improvement of this unit of the local housing stock), economic benefits (through purchase of labour and construction materials), and heritage benefits in so far as these would make some contribution to supporting the long-term conservation of the heritage asset.

Regard is had to the conflict with the development plan, in so far as CP57 (iv) and CP58 of the Wiltshire Core Strategy seek to ensure the conservation of the historic environment, however this is not determinative. Conditions are recommended, as also suggested by the CO, to control the delivery of the design at to minimise harmful impacts in so far as is possible. For the reasons above, the effect of the proposed works on the character of the building as a building of special architectural and historic interest would be acceptable and the application should therefore be supported.

RECOMMENDATION

That listed building consent be GRANTED subject to the following conditions:

Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan, Floor Plans, Elevations and Sections. 2136-PL-001 Rev A.
Received 27 March 2026.

Additional Details. 2136-PL-005. Received 27 March 2026.

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

3. Notwithstanding the approved drawings, no works for the erection of the extension hereby permitted shall be carried out until details of the following have been submitted to, inspected as necessary, and approved in writing by the Local Planning Authority:

- (i) Large scale details of all new external joinery and glazed oak frame (1:5 elevation, 1:2 section), including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Full details of the proposed rooflight/lantern;
- (iii) A schedule containing details and/or samples of all external materials; and
- (iv) A sample panel of not less than 0.5m square of the brickwork to be used in external walls.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character of the building as a building of special architectural and historic interest and the character and appearance of the conservation area in which it is located.

4. No works for the installation of the staircase or formation of the doorway at ground floor hereby permitted shall be carried out until the following have been submitted to an approved in writing by the Local Planning Authority:
 - (i) Full joinery details of the staircase (including materials, balusters, newel posts and handrails); and
 - (ii) Details of the works for the formation of the ground floor doorway, including elevations at a scale not less than 1:10, detailing any structural support and the degree of intervention into the fireplace.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting Listed Building Consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character of the building as a building of special architectural and historic interest.

5. The rainwater goods (e.g. gutters, hoppers and downpipes) to be used in the extension hereby permitted shall be cast metal only.

REASON: In the interest of preserving the character of the building as a building of special architectural and historic interest and the character and appearance of the conservation area in which it is located.