

69 High Street
West Lavington
Wiltshire SN10 4JB

Proposed Conversion
of Outbuilding
and Associated Works
Heritage Statement

Project Ref: AH2461

May 2026



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Date	05 May 2026
Issue no.	01.1
Approved	Sue Farr (05/05/2026)

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1. NON-TECHNICAL SUMMARY

Project Name:	69 High Street
Proposal:	Proposed Conversion of Outbuilding and Associated Works
Location:	West Lavington, Wiltshire SN10 4JB
NGR:	400546, 153302
Type:	Heritage Statement

This Heritage Statement has been prepared in respect of an application for Listed Building Consent and associated planning permission relating to the conversion and adaptation of an historic outbuilding within the rear curtilage of 69 High Street, West Lavington. The Site lies in the West Lavington and Littleton Panell Conservation Area and includes a Grade II Listed Building together with a curtilage listed ancillary outbuilding proposed for conversion.

The assessment has considered the significance of the principal Listed Building, the curtilage listed outbuilding, neighbouring Listed Buildings and the wider Conservation Area.

Historic map regression demonstrates that the outbuilding was constructed between the West Lavington tithe survey of c.1840 and the first edition Ordnance Survey map of 1887 and formed part of the established rear curtilage of No. 69 by the late 19th century. Its significance derives principally from its historic and evidential value as a surviving ancillary domestic and service building associated with the principal dwelling.

The proposals seek the sensitive repair, restoration and adaptation of the outbuilding to provide ancillary residential accommodation and associated domestic use, together with alterations to an adjacent modern garage building of no heritage significance. The works retain the principal built form, roof profile and curtilage relationship of the historic outbuilding, whilst introducing a viable and sustainable new use.

This assessment concludes that the proposals would preserve the significance of the principal Grade II Listed Building and would not result in harm to the significance or setting of neighbouring Listed Buildings, including West Lavington Manor, or to the character and appearance of the West Lavington and Littleton Panell Conservation Area.

The proposals would deliver a modest heritage benefit through the repair, conservation and active reuse of a redundant historic outbuilding, securing its long-term maintenance and reducing the risk of future deterioration. Overall, the proposals are considered to represent an appropriate and proportionate form of development and to accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the National Planning Policy Framework (2025).

2. OUTLINE

- 2.1. This heritage statement has been completed in respect of a proposal for the conversion of the existing outbuilding at 69 High Street, West Lavington, for residential use. No. 69 High Street is a Grade II Listed Building situated at NGR 400546, 153302, and the wider development area is referred to hereafter as ‘the Site’.

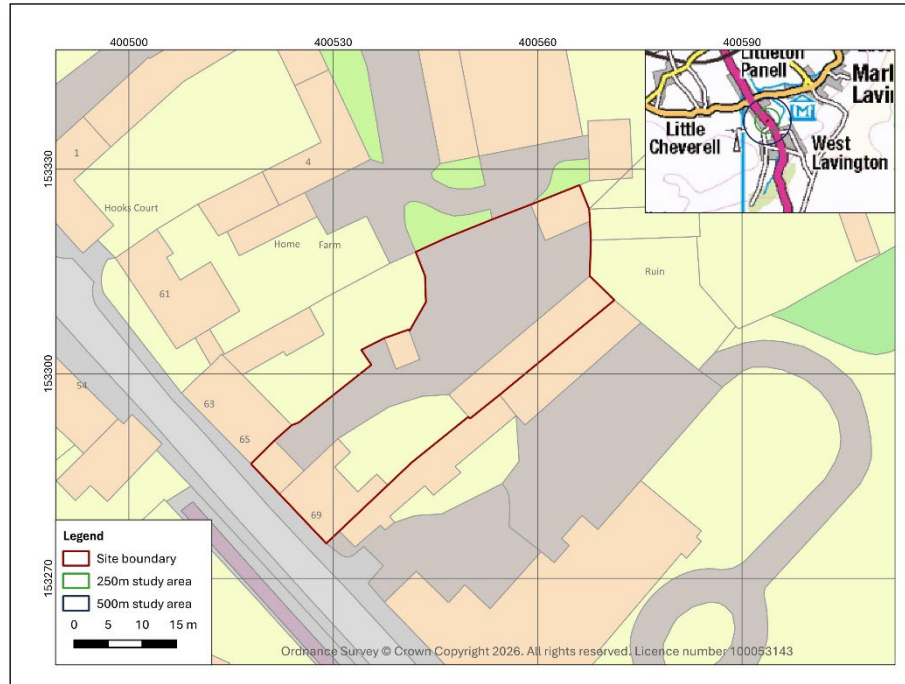


Image 1: Site location plan



Image 2: Aerial view of Site showing nearby Listed Buildings and Conservation Area boundary

- 2.2. No. 69 High Street lies in the West Lavington and Littleton Panell Conservation Area, to the northeast side of High Street. Further Listed Buildings lie to the northwest and southeast of the Site (Image 2).

Limitations of data

- 2.3. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.6. The criteria used in this assessment to define the level of harm resulting from any proposed development are set out in Table 1, below. These criteria are drawn from an understanding both the NPPF and the two advice notes issued by Historic England in respect of the assessment of significance and setting of heritage assets (GPA Note 2 and GPA Note 3; Historic England 2015-2017).

Table 1: Definition of harm

Magnitude of Impact	Defined as	Harm
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset	Substantial Harm
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset	Less Than Substantial Harm
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset	Less Than Substantial Harm
Negligible	No change or very slight change to the asset or change in its setting resulting	No Harm

	in no change or reduction in the significance of the asset	
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset	No Harm
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset	No Harm
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset	No Harm

3. SITE ASSESSMENT

Historic environment context

- 3.1. An arbitrary 250m study area was established to better quantify and understand the distribution and nature of designated heritage assets in proximity to the Site.

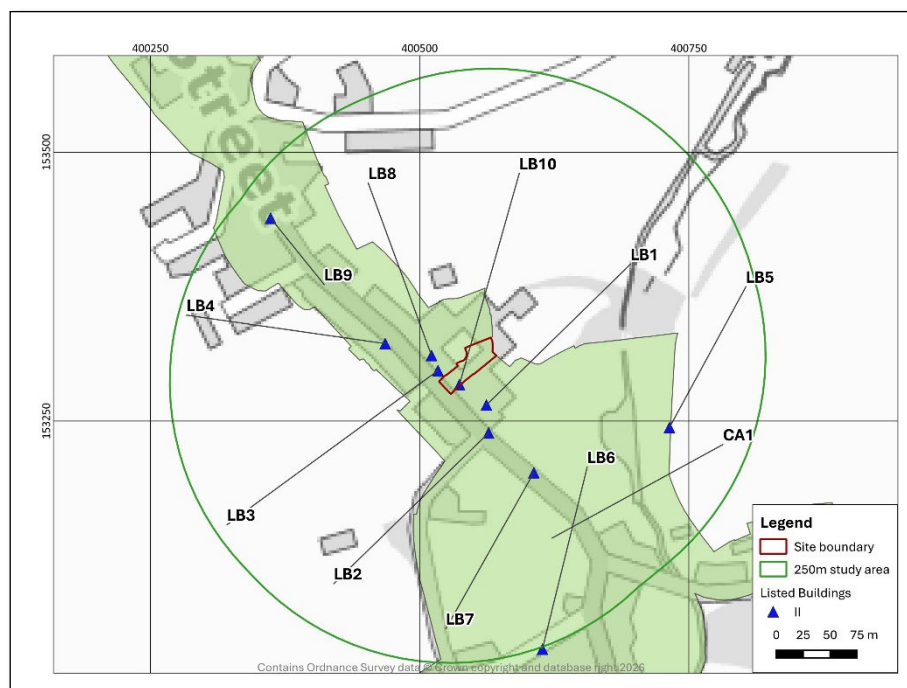


Image 3: Distribution of designated heritage assets in study area

- 3.2. The study area includes 10 Listed Buildings (Image 3) including 69 High Street (Image 3, LB10). The study area also includes part of the West Lavington and Littleton Panell Conservation Area within which the property is located. All Listed Buildings within the study area are situated in the Conservation Area.

Site visit

- 3.3. A site visit was completed on 09 April 2026 where the interior and exterior of the outbuilding proposed for conversion were accessed, as was a garage also proposed for alteration in the northwest corner of the Site. At this time, the condition of the outbuilding, which has been identified as curtilage listed, and the potential impacts of proposals were considered in detail, as was its visual and spatial relationship with the principal Listed Building at the Site and the wider built historic environment of West Lavington and its Conservation Area.
- 3.4. Observations made during the site visit have informed assessments of significance and impact set out later in this heritage statement whilst a number of photographs taken at the time have been included in this heritage statement.

Historical development of West Lavington

- 3.5. West Lavington and Littleton Panell form an historic paired settlement on the northern spring line below the scarp of Salisbury Plain, occupying rising ground above the Semington Brook valley. The underlying geology of Upper Greensand and chalk has influenced both the form of settlement and its building traditions, with locally quarried chalk, flint and greensand historically providing the principal construction materials for many of the village's older buildings (KDC 2003).
- 3.6. Evidence for human activity in the area extends back to the prehistoric period, with Bronze Age and Iron Age finds recorded on the surrounding downs, while Romano-British occupation is attested by settlement remains and artefacts discovered in and around Littleton Panell. The place name Lavington is considered to derive from the Old English suffixes *-ing* and *tūn* with a personal name, translating broadly to 'Estate associated with a man called Lafa' (Mills 2011), indicating early medieval origins, although firm archaeological evidence for settlement dating to this period remains limited. A manor at West Lavington is recorded in the Domesday Book of 1086 as *Laventone*, with a land holding of 15 hides in the ownership of Robert Marshal, also referred to as Robert the Fair (Williams & Martin 2003).
- 3.7. A hide was an English unit of land assessment used mainly for taxation and administration rather than as a precise measure of area. It was notionally the amount of land needed to support one household, often estimated at around 120 acres (49ha), although this varied considerably. By the time of the Domesday Book, the hide functioned principally as a fiscal unit for assessing tax and obligations. References to hides therefore indicate the relative size and value of an estate rather than its exact size.
- 3.8. The medieval development of West Lavington centred on its manorial and ecclesiastical focus, with the parish Church of All Saints retaining fabric of 12th century origin and evidencing the settlement's established importance by this period. Throughout the medieval period the local economy was dominated by mixed agriculture, particularly sheep husbandry and arable cultivation, reflecting the wider agrarian character of the Wiltshire downs.
- 3.9. The post-medieval period saw the consolidation and rebuilding of much of the village's built form. West Lavington Manor was substantially rebuilt in the 16th and early 17th centuries, reflecting the status and prosperity of its owners, while the Dauntsey family became significant local patrons through landholding and charitable benefaction, including the foundation of almshouses and a school in the mid-16th century. A major fire

in 1689 destroyed much of the earlier village core, resulting in significant rebuilding during the late 17th and early 18th centuries, much of which survives in the historic built environment today (WLPC 2023a, 2023b).

- 3.10. By the 18th and 19th centuries, both villages had developed into a more clearly linear form along the principal north-south route, now the High Street, with agricultural prosperity supporting the construction of farmhouses, cottages and associated outbuildings. The 19th century also saw institutional growth through the expansion of Dauntsey's educational foundations and the establishment of later school buildings. This historic pattern of linear development, centred on the High Street with ancillary yards, outbuildings and service structures to the rear, remains an important characteristic of the village today.
- 3.11. The surviving historic fabric of West Lavington reflects its long evolution, preserving evidence of medieval origins, post-medieval rebuilding and 19th century expansion within a settlement pattern that remains strongly legible in its present form (KDC 2003).

Historic map regression

- 3.12. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape, streetscape or possibly lost to development or boundary change.

1773 Andrews and Dury - Map of Wiltshire



Image 4: 1773 Andrews and Dury - Map of Wiltshire

- 3.13. The Andrews and Dury Map of Wiltshire, first issued in 1773, offers an important cartographic record of the county in the late 18th century and is among the earliest large-scale surveyed maps of Wiltshire. The map records the principal settlements, roads, estates and elements of the agricultural landscape at a time when many rural

settlements retained their pre-industrial form. As such, it offers valuable evidence for understanding the historic morphology of villages such as West Lavington, including the established alignment of the High Street and the wider relationship between settlement, farmland and communications routes.

- 3.14. With regard to West Lavington, the map shows that the settlement was already well established by the later 18th century, with its characteristic linear form along the principal north-south route clearly legible.
- 3.15. The Site forms part of a longer linear plot adjacent to West Lavington Manor, with the owner identified in the map as the Duke of Marlborough. No detail of buildings within the Site is illustrated.

1808 Edmund Crocker - Warminster (OSD 63)

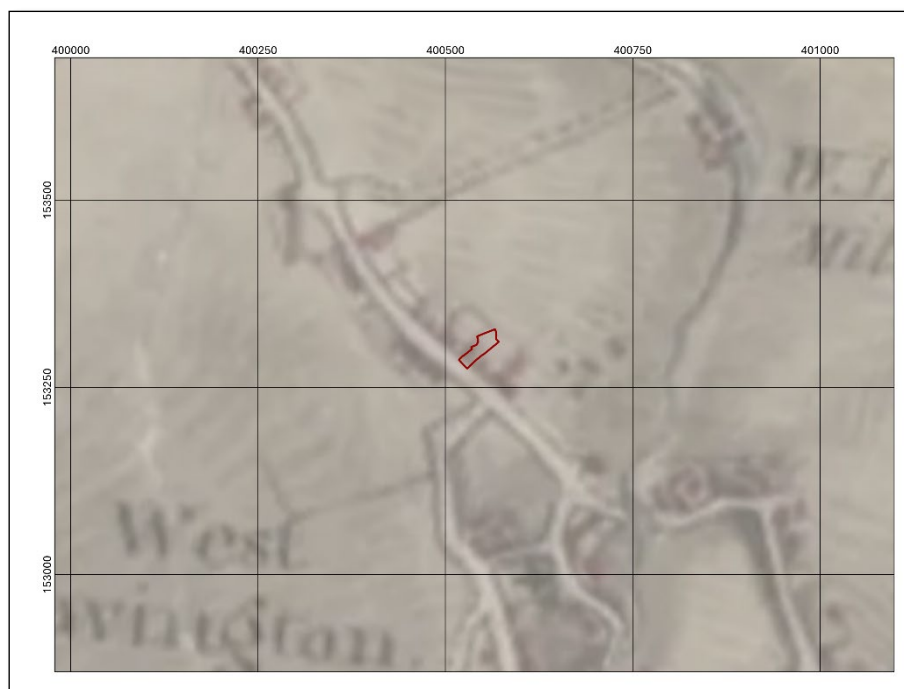


Image 5: 1808 Edmund Crocker - Warminster (OSD 63)

- 3.16. Edmund Crocker's map of 1808 covers Warminster and its environs including West Lavington. It comprises one of the first group of hand-drawn Ordnance Survey maps created for the military. The layout of the village appears largely unchanged since the earlier Andrews and Dury map (Image 4).
- 3.17. The Site is occupied to its southwest half by a building or buildings, although no detail of their arrangement is apparent given the style of the map.

1840 West Lavington parish tithe map

- 3.18. The tithe map for West Lavington was completed in 1840 by an uncredited surveyor, with the apportionment compiled in in the previous year (Kain & Oliver 1995). The Site is formed from elements of a number of tithed units, and these plots, along with several of those adjacent and nearby, are included in Table 2 below to provide further information on local land use and ownership during the mid-19th century. Plot name interpretation is generally after Cavill 2018 or further research.

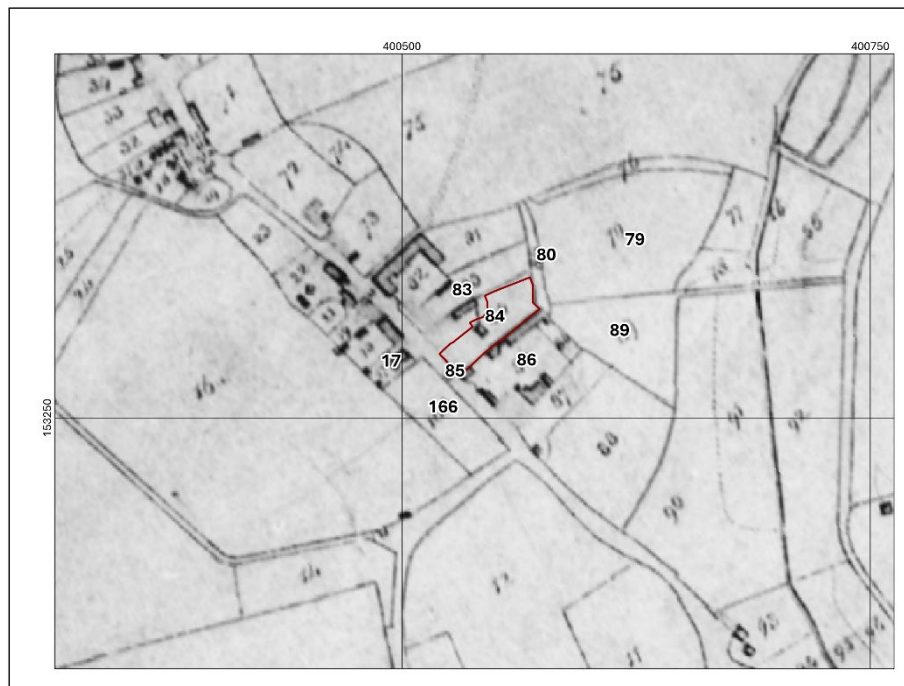


Image 6: 1840 West Lavington parish tithe map

Table 2: 1839 West Lavington tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
84	Three Cottages and Gardens	Lord Francis Almeric Churchill	-	Self-explanatory
83	Garden	Lord Francis Almeric Churchill	-	Self-explanatory
80	Plantation	Lord Francis Almeric Churchill	Plantation	Woodland
79	The Ashes	Lord Francis Almeric Churchill	Pasture	Land containing ash trees
89	Pasture	Lord Francis Almeric Churchill	Pasture	Self-explanatory
86	Yard and Buildings	Lord Francis Almeric Churchill	-	Self-explanatory
85	Cottage and Garden	Lord Francis Almeric Churchill	-	Self-explanatory
166	Four Cottages and Gardens	Lord Francis Almeric Churchill	-	Self-explanatory
17	House, Smith's Shop and Garden	Lord Francis Almeric Churchill	-	Self-explanatory

- 3.19. The apportionment document records the Site as including three cottages with gardens, although the map does not depict No. 69 at the roadside, or any of the other cottages. The Site alongside all properties and land around it were in the ownership of Lord Francis Almeric Churchill. The landowner, also known as Francis Almeric Spencer, 1st Baron

Churchill of Wychwood, was the son of the 4th Duke of Marlborough and was resident at West Lavington House, adjacent to the Site.

1887 Ordnance Survey County Series 1:2,500

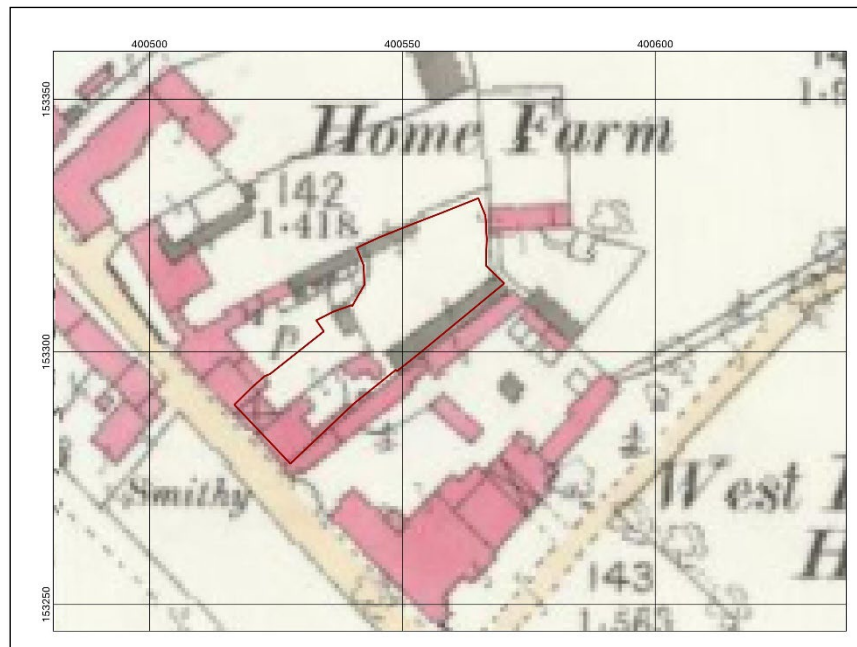


Image 7: 1887 Ordnance Survey County Series 1:2,500

- 3.20. The first edition OS map shows the main house and long outbuilding, with a second smaller building to the northeast within the garden plot and a second against the north boundary. This second building is understood, through information provided by the current owner, to have housed a small-scale rendering copper used in the boiling and processing of animal bones and related material. The surviving remains of the associated flue and water tank survive within the rear garden (Image 8), preserving evidence of this former ancillary industrial activity at the Site.

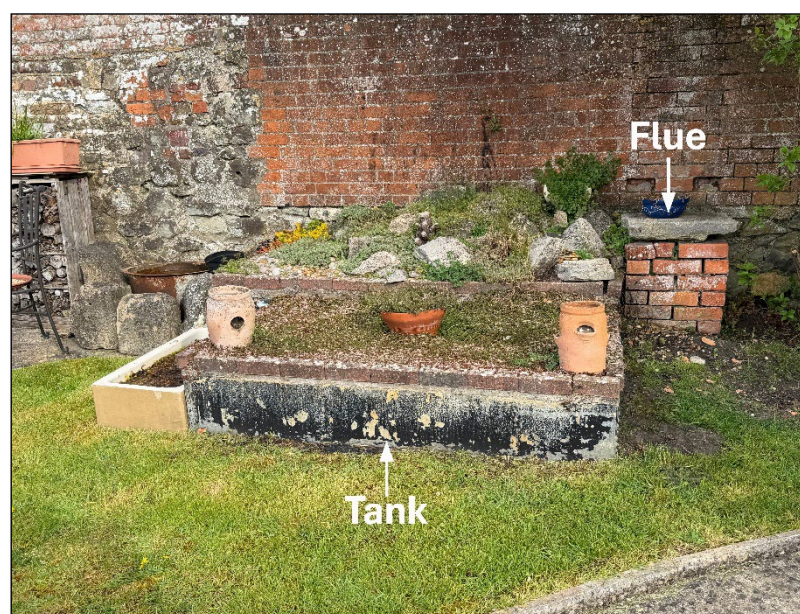


Image 8: Remains of rendering copper system

1900 Ordnance Survey County Series 1:2,500

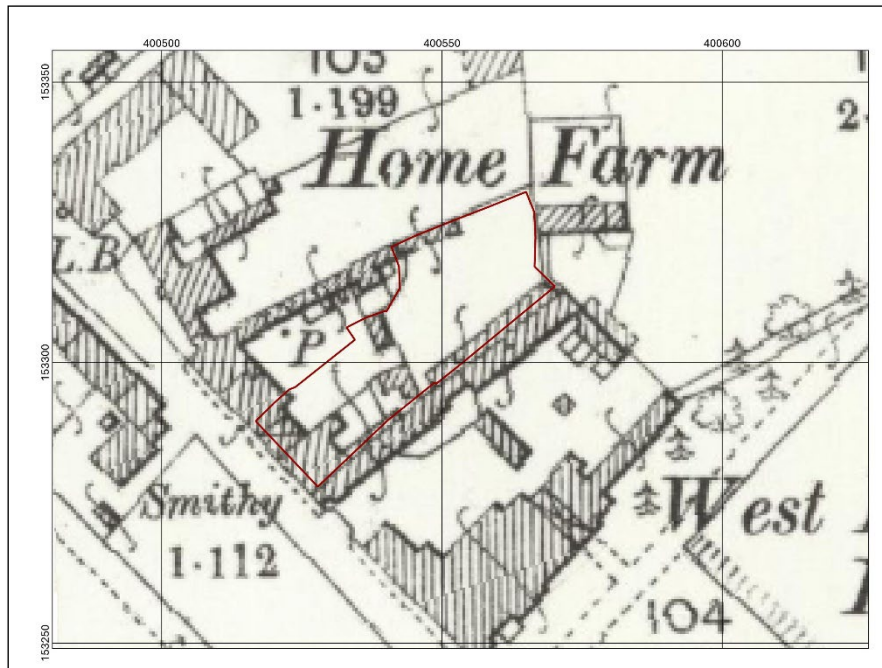


Image 9: 1900 Ordnance Survey County Series 1:2,500

- 3.21. The 1900 OS map does not illustrate any significant changes at the Site or its surroundings.

1924 Ordnance Survey County Series 1:2,500

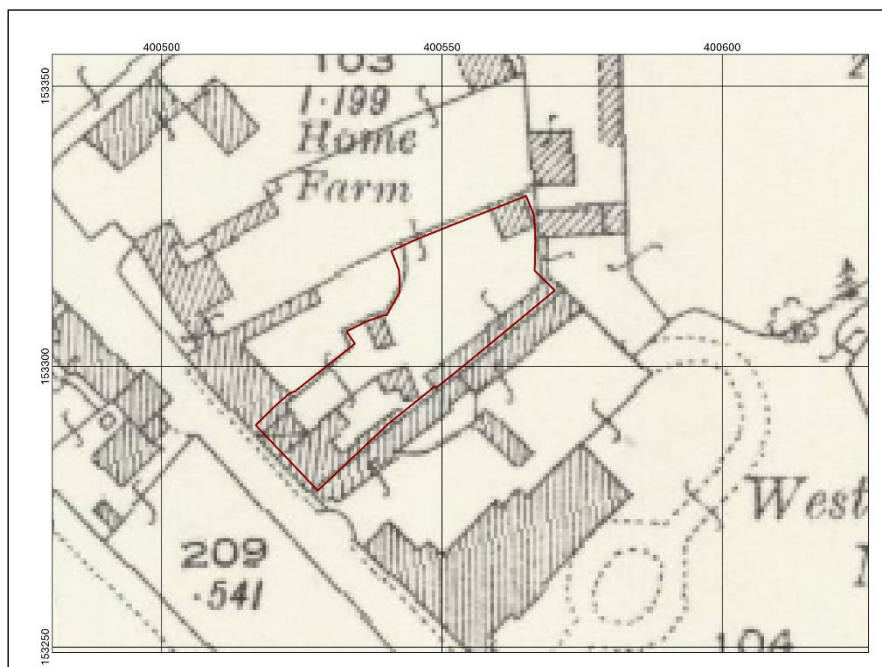


Image 10: 1924 Ordnance Survey County Series 1:2,500

- 3.22. This mid-1920s map shows a largely unchanged Site, although a structure in the northwest corner is now evident, situated in the position of the extant garage seen during the site visit.

1938 Ordnance Survey County Series 1:2,500

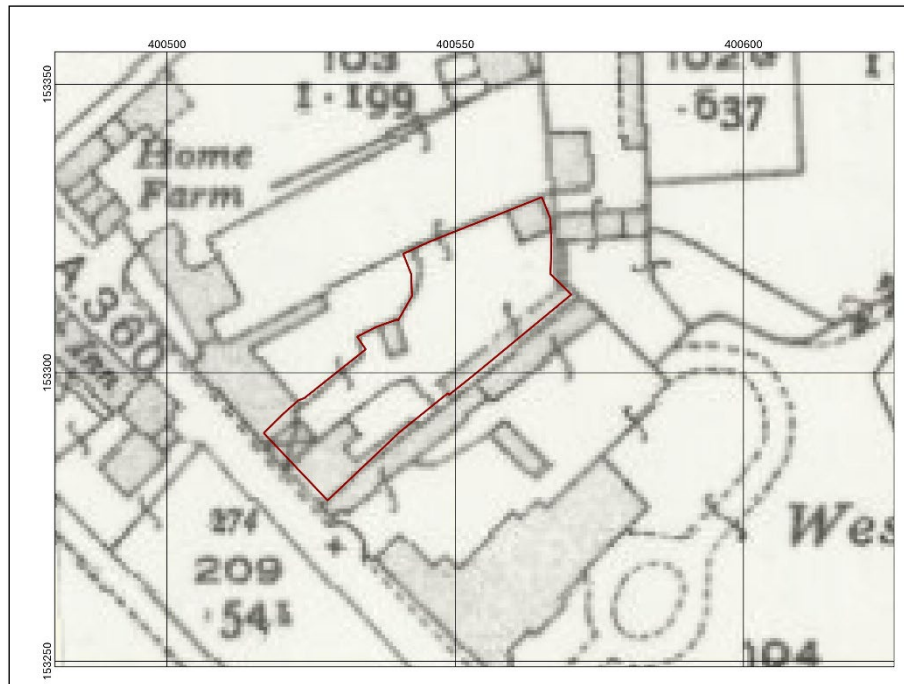


Image 11: 1938 Ordnance Survey County Series 1:2,500

- 3.23. Whilst this 1938 map shows no obvious change or development at the site, it does illustrate a degree of land ownership beyond the plot itself, including two significant plots to the north.

1961 Ordnance Survey Plan 1:10,560

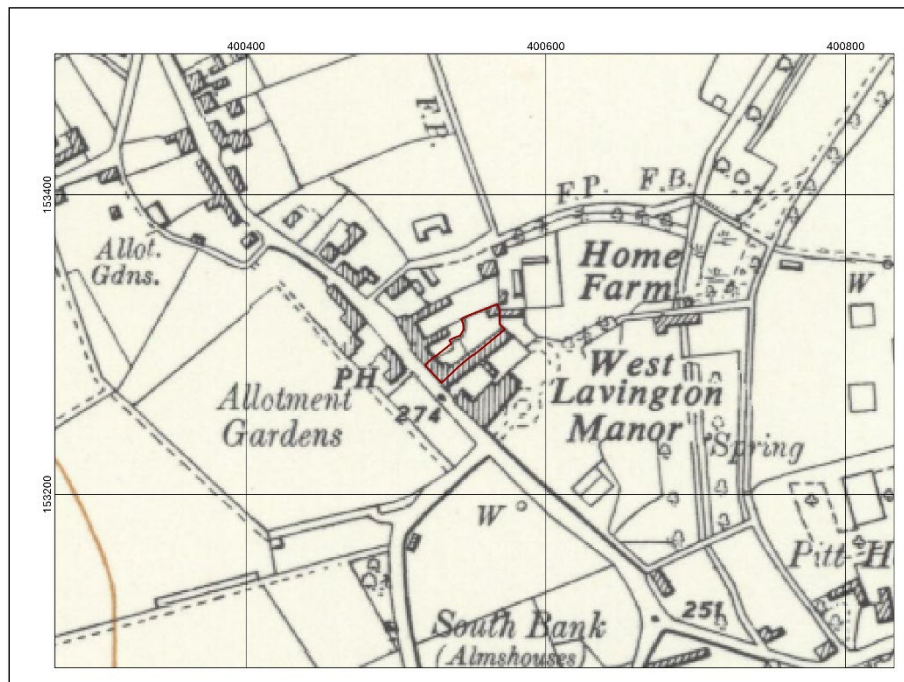


Image 12: 1961 Ordnance Survey Plan 1:10,560

- 3.24. This map shows no clear change at No. 69 High Street or nearby. Although the rendering structure is no longer illustrated, this may be a product of the scale of the map.

Satellite imagery

- 3.25. The modern Google Earth sequence covers the period 2002 to 2025. The 2002 image shows the Site much as today although an additional shed or similar structure lies east of the rear of the main house adjacent to the driveway. This building is no longer extant by 2014.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

- 4.1. The development proposal has the potential to result in harm to the Listed Building at the Site. For the purposes of this assessment, the linear outbuilding proposed for conversion is considered to be curtilage listed since it was present at the time of listing and clearly within the historic curtilage, and is therefore treated as curtilage listed for the purposes of this assessment.
- 4.2. Whilst a structure is extant in the northwest corner of the Site by 1924, the existing garage in that location is clearly a modern construction, likely 21st century and is not considered to be curtilage listed since it clearly post-dates 1988. It should be noted that the Google Earth image from 2002 shows a slightly longer and narrower structure than the existing garage with a building of current dimensions shown in the 2005 image. The garage is considered to be of no heritage significance as an individual building although it does form part of the setting of the Listed Building at No. 69.
- 4.3. In terms of neighbouring Listed Buildings, those in closest proximity have been assessed in respect of their settings. The Listed Buildings assessed below therefore comprise:
- Outbuilding to the rear of 69 High Street.
 - 69 High Street.
 - West Lavington Manor.
 - 63 and 65 High Street.
 - Home Farmhouse
- 4.4. Detailed assessment of the character and appearance of the Conservation Area has also been completed in the sections below.
- 4.5. Within the individual assessments Communal Value is assessed. Whilst this is outside the remit set out in the glossary of the NPPF, it forms part of the assessment criteria set out in the English Heritage publication Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008) and is considered an essential criterion in the assessment of significance.
- Outbuilding to the rear of 69 High Street (Curtilage Listed Building)***
- Description*
- 4.6. The outbuilding lies to the rear of the main house, aligned broadly along the southwestern boundary of the plot where it adjoins the boundary with West Lavington Manor (also known as West Lavington House). Its position reflects the traditional arrangement of

service buildings to the rear of principal domestic frontages along the High Street, preserving the historic plot depth and ancillary character typical of West Lavington's historic development.



Image 13: Outbuilding viewed from southwest



Image 14: Outbuilding viewed from northeast

- 4.7. The building comprises a long, linear single storey range of vernacular character, constructed predominantly in red brick beneath a continuous pitched clay tile roof. The principal elevation is arranged as a functional working frontage, punctuated by a series of wide timber plank doors, simple timber-framed openings and utilitarian fenestration of varying date. The overall form is clearly subordinate to the principal Listed Building and reflects its ancillary historic function.
- 4.8. The surviving built form appears to represent an incremental and pragmatic evolution, rather than a single designed phase. The range incorporates varying masonry treatments,

irregular openings and evidence of adaptation, clearly the result of phased alteration over time in response to changing domestic and practical needs. The easternmost section appears more enclosed and finished in character, while the western end opens into a partially open-fronted covered storage bay, indicating differing functional zones within the range. The plan form is simple and utilitarian, arranged linearly with direct access from the frontage, reflecting its practical ancillary use rather than formal domestic occupation.

- 4.9. Internally, the structure retains a number of features consistent with historic workshop and service use. The roof structure is exposed internally and comprises simple timber trusses and purlins supporting the clay-tiled covering, which is clearly a modern replacement structure (Image 15).



Image 15: Internal view showing replacement roof structure

- 4.10. The internal walls comprise a mixture of exposed historic masonry and later blockwork partitioning, reflecting adaptation and subdivision over time. The workshop space retains a robust utilitarian character, with evidence of continued practical use and adaptation. Timber boarding forms parts of the floor and wall surfaces, although again this is clearly non-original fabric.
- 4.11. Architecturally, the outbuilding is modest and functional in appearance, lacking ornamentation and designed primarily for utility. Its significance derives not from architectural pretension but from its survival as an altered historic ancillary structure whose scale, materials and form contribute to the understanding of the wider domestic complex.

Contributors to the significance of the heritage asset

- 4.12. Archaeological and evidential value: The outbuilding derives evidential value principally from its survival as an historic ancillary structure associated with the Grade II Listed Building at 69 High Street. Its physical relationship with the main house, together with its retained form and utilitarian plan arrangement, preserves evidence of the historic organisation and operation of the domestic plot, illustrating the service and working functions that historically supported occupation of the principal dwelling.

- 4.13. The surviving built fabric, including brick walls, timber roof structure, historic openings and evidence of phased alteration, provides tangible evidence for the evolution and adaptation of ancillary domestic buildings over time. The simple linear arrangement and functional subdivision remain legible and contribute to an understanding of the building's practical purpose and continued utility within the curtilage.
- 4.14. Although the building has undergone alteration, including later subdivision, repairs and the introduction of modern fittings and services, the essential form, structural character and functional legibility of the building remain readily appreciable. The archaeological and evidential value of the outbuilding is considered to contribute to its overall significance at a moderate level.
- 4.15. Historical value: The outbuilding offers illustrative historical value as a surviving component of the historic service arrangements associated with 69 High Street. Its position to the rear of the principal dwelling reflects the established historic pattern of plot organisation in West Lavington.
- 4.16. The building contributes to an understanding of the practical domestic economy historically associated with occupation of the site, including storage, workshop and other service functions. Such ancillary structures formed an essential part of the functioning of historic domestic properties and contribute to a fuller understanding of how the principal house operated on a day-to-day basis.
- 4.17. The outbuilding also offers associative historical value through its relationship to the wider historic estate structure of West Lavington. The 1840 West Lavington tithe map (q.v.) records the landholding as being under the ownership of Francis Almeric Spencer (Lord Churchill), who also owned the adjoining West Lavington Manor. This common ownership is significant in evidencing the historic estate relationship between the site and the adjacent manor, placing the outbuilding within a broader pattern of aristocratic landholding and estate management that shaped the development and organisation of this part of the village during the 19th century.
- 4.18. Its position directly adjoining the historic manorial estate boundary reinforces this relationship and contributes to an understanding of the historic grain, landholding pattern and hierarchical arrangement of development within West Lavington. The historical value of the curtilage Listed Building is assessed to represent a major contributor to its significance.
- 4.19. Architectural and aesthetic value: Architecturally, the outbuilding is of plain and clearly functional appearance, with its significance deriving from its vernacular character and practical and utilitarian nature. The long linear form, simple pitched roof, clay tile covering, red brick walling and timber openings all contribute positively to its traditional rural character.
- 4.20. The outbuilding clearly reads as an historic ancillary service range, including a repetitive and functional frontage, practical access arrangements and adaptable internal spaces. These features demonstrate its subordinate relationship with the principal Listed Building and emphasise the hierarchy of the historic domestic group of buildings.
- 4.21. Internally, the exposed timber roof structure, whilst clearly a modern replacement, contributes positively to the architectural legibility of the building, although later blockwork partitions, modern fittings and service installations reduce the integrity of the

original internal arrangement and detract to some extent from its architectural coherence.

- 4.22. Overall, the outbuilding is found to demonstrate a degree of surviving historic character to offer a moderate contribution to its overall significance.
- 4.23. Communal value: The outbuilding is located within private domestic curtilage and not readily accessible to, or appreciable by, the wider public. However, as part of the wider historic built environment of West Lavington, it contributes to the understanding and continuity of the village's historic domestic and service character. A minor level of communal value is identified.
- 4.24. Contribution of setting to significance: The significance of the outbuilding relates in large part to its location within the rear curtilage of 69 High Street, where its functional relationship with the principal Grade II Listed Building remains legible. Its location within the enclosed rear yard preserves the historic hierarchy between principal domestic accommodation and ancillary service space.
- 4.25. Its position along the southwestern boundary of the plot, adjoining the historic grounds of West Lavington Manor, reinforces the historic spatial arrangement and plot morphology of this part of the village. The enclosed nature of the courtyard and survival of associated historic boundaries contribute positively to an understanding of the building's historic role and function.
- 4.26. Although aspects of the immediate setting have been adapted for modern domestic use, including hardstanding and informal storage, the essential spatial and functional relationships remain intact and readily appreciable. The contribution of the outbuilding's setting to its heritage significance is assessed as major.
- 4.27. Overall: The outbuilding is considered curtilage Listed, with its significance deriving from its historical and evidential value as a surviving ancillary service range associated with the principal Grade II Listed Building. Its importance lies in its ability to illustrate the historic functional organisation of the domestic plot and the wider pattern of rear service buildings characteristic of historic village properties.
- 4.28. While of limited interest architecturally and clearly subject to successive phases of alteration, the building retains its historic form, functional legibility and vernacular character. Its simple plan form, surviving roof structure and subordinate relationship to the principal house collectively contribute to an understanding of the operation and evolution of the domestic group.
- 4.29. The significance of the outbuilding lies principally in its historic functional relationship with the principal Listed Building, its contribution to the legibility of the historic plot, and its survival as a modest ancillary structure within the historic core of West Lavington.

69 High Street (Grade II Listed Building; List Entry 1283940)

Description

- 4.30. No. 69 High Street is a Grade II Listed Building comprising a surviving historic domestic dwelling within the historic core of West Lavington. The property occupies a prominent frontage position on the eastern side of the High Street and forms part of the established historic streetscape of the village. The building is situated within the West Lavington and

Littleton Panell Conservation Area and includes ancillary structures and rear service spaces extending behind the principal frontage.

- 4.31. The building is of probable early to mid-18th century origin, representing part of the post-medieval rebuilding and consolidation of the village following a significant fire in 1689, which is understood to have affected much of the historic settlement core. The present structure reflects this phase of rebuilding, although like many historic domestic buildings, it has clearly undergone subsequent adaptation and alteration over time.



Image 16: No. 69 High Street, front elevation



Image 17: No. 69 High Street, rear elevation

- 4.32. The building comprises a substantial two-storey rendered and painted brick structure beneath a steeply pitched clay tile roof, with later inserted dormer windows to the principal front roof slope. The frontage includes timber framed casement windows and a

central entrance doorway beneath a timber canopy. The visual character of the building reflects its evolution over time rather than a single designed architectural composition.

- 4.33. A distinctive feature of the building is the broad covered vehicular access through the frontage range (Image 16-17), providing access from the High Street into the rear courtyard and service areas beyond. This through passage is an important surviving historic feature, reflecting the practical relationship between the principal dwelling and its ancillary rear ranges, and preserving the historic circulation pattern within the plot. The survival of such a carriage or cart access is characteristic of larger village properties where direct service access to rear yards and outbuildings formed part of the operational layout.
- 4.34. The front elevation shows evidence for historic alteration, including window replacements and repairs to rendered surfaces, although the essential massing, roof form and historic arrangement of openings remain legible. The roofscape retains substantial visual presence within the streetscape, with its steep pitch and irregular alignment contributing to the building's historic vernacular character.

Contributors to the significance of the heritage asset

- 4.35. Archaeological and evidential value: No. 69 High Street derives evidential value principally from its survival as a substantial historic domestic building of probable 17th century origin, preserving fabric and form associated with the post-medieval rebuilding and consolidation of West Lavington. As a Listed Building occupying an established historic plot within the core of the village, the property retains evidence for the evolution of domestic occupation and adaptation over time, contributing to an understanding of the wider development of the settlement.
- 4.36. The surviving built form, including its principal frontage and historic access, provides evidence for the practical organisation of a historic domestic property with associated rear service spaces and ancillary structures. The through-access is of particular evidential interest, preserving an important aspect of the building's historic circulation and functional relationship between the principal house and the rear curtilage.
- 4.37. The building has clearly undergone a number of phases of alteration, repair and adaptation, including later window insertions, dormer additions and rear modifications. While these changes have altered aspects of its original form, the essential historic structure and principal spatial relationships remain legible. The archaeological and evidential value of the Listed Building is therefore considered to contribute to its overall significance at a moderate level.
- 4.38. Historical value: The Listed Building offers illustrative historical value as a surviving domestic property within the historic village core of West Lavington, representing the continued development and consolidation of the settlement during the post-medieval period. Its probable 17th century origin places it within an important phase of rebuilding and expansion following a fire during this period which reshaped parts of the historic village.
- 4.39. The building illustrates the traditional domestic organisation of larger village properties, with principal accommodation fronting the High Street and service and ancillary spaces positioned to the rear. The survival of the rear curtilage range and through-access reinforces this historic arrangement and provides insight into the practical functioning of the property over time.

- 4.40. The building also offers associative historical value through its connection to the wider historic estate structure of West Lavington. The 1840 West Lavington tithe map (Image 6) records the property within landholdings owned by Francis Almeric Spencer (Lord Churchill), who also owned the adjoining West Lavington Manor. This shared ownership places the building within a broader framework of estate management and landholding which shaped the historic development and organisation of this part of the village during the 19th century.
- 4.41. Its spatial relationship with the adjacent historic manorial estate reinforces this associative value and contributes to an understanding of the historic hierarchy and landholding pattern of West Lavington. The historical value of the Listed Building is considered a major contributor to its significance.
- 4.42. Architectural and aesthetic value: Architecturally, the Listed Building derives significance from its vernacular domestic character and its contribution to the historic streetscape of West Lavington. Its rendered brick construction, steep clay tiled roof, largely historic fenestration and aesthetic detailing reflect the architectural traditions of the village and the wider region.
- 4.43. The frontage (Image 15) retains a strong visual presence on the High Street, and the scale, massing and roof form of the building contribute positively to the historic character of the streetscape and wider settlement. The broad through-passage is a notable architectural feature, reinforcing the building's functional relationship with its rear service spaces and contributing to its distinctive character.
- 4.44. The rear elevation (Image 16) is less formal and evidences the incremental adaptation of the building over time. While this evolution reduces architectural coherence to some degree, it contributes positively to the legibility of the building's historical development and domestic adaptation.
- 4.45. Later alterations, including replacement windows, dormer insertions and localised repair works, have modified aspects of the building's original character, but the essential architectural qualities and vernacular nature of the built form remain appreciable. The architectural and aesthetic value of the Listed Building is considered a major contributor to its significance.
- 4.46. Communal value: The Listed Building has communal value as a prominent historic building in the centre of West Lavington. Its position on the High Street and its continued residential use contribute to its familiarity and recognition within the village, forming part of the established historic character and identity of the settlement. Its contribution to the continuity and legibility of the village's historic core is considered to offer a minor level of communal value.
- 4.47. Contribution of setting to significance: The Listed Building forms part of the established historic frontage to the High Street and its direct relationship with the road preserves the traditional pattern of frontage development characteristic of the village.
- 4.48. The enclosed rear curtilage, including its associated outbuilding range (q.v.) and historic access arrangement, forms an important part of the building's setting and contributes to the understanding of its historic domestic organisation. The survival of this rear service relationship contributes to the legibility of the historic plot structure.

- 4.49. Its historic relationship with the adjoining estate of West Lavington Manor and surrounding built form further contributes to the wider historic character of the area and enhances the significance of the Listed Building as part of the historic village environment.
- 4.50. Whilst modern alterations to surfaces and adjacent curtilage areas are identifiable, the setting remains relatively well preserved and continues to contribute positively to the significance of the heritage asset. The contribution of the Listed Building's setting to its significance is assessed to lie at a major level.
- 4.51. Overall: No. 69 High Street is a Grade II Listed Building of special architectural and historic interest whose significance derives primarily from its historical and architectural value as a surviving post-medieval dwelling situated in the historic core of West Lavington. Its probable 17th century origins, historic plot arrangement and continued residential functionality contribute positively to its heritage significance.
- 4.52. The property's significance is enhanced by its relationship with the rear curtilage outbuildings and its historic through-passage, both of which preserve important aspects of the historic domestic and service organisation of the Site. Its association with the wider Churchill estate holdings and its spatial relationship with West Lavington Manor contribute further to its historical significance.
- 4.53. Although altered in part, the building retains its essential historic form, vernacular character and evidential legibility. Its significance is considered to derive from the survival of its historic fabric, residential functionality, architectural character, and its contribution to the historic streetscape and wider settlement morphology of West Lavington.

West Lavington Manor (Grade II Listed Building; List Entry 1035895)

Description



Image 18: West Lavington Manor from High Street

- 4.54. West Lavington Manor occupies a substantial plot on the east side of the High Street immediately adjacent to No. 69 High Street. It forms one of the principal historic domestic

buildings within the village and occupies an extensive enclosed curtilage extending westwards from the High Street.

- 4.55. The Manor is largely of 17th century origin, with subsequent 18th and 19th century alteration and enlargement. The site itself has earlier manorial origins, reflecting the historical significance of the property within the historic development of West Lavington.
- 4.56. Architecturally, the building comprises a substantial high-status domestic residence constructed in red brick with stone dressings beneath steeply pitched clay tile roofs with prominent chimney stacks. The principal southeast-facing elevation is the most architecturally expressive, characterised by projecting gables, stone mullioned windows and decorative stone detailing, reflecting its status as the principal domestic frontage.
- 4.57. The building exhibits clear evidence of multiple phases of development, with variations in roofline, masonry treatment and window form indicating successive episodes of alteration and enlargement. These phases contribute to the building's architectural complexity and reflect its architectural evolution.
- 4.58. The Manor is enclosed from the High Street by a substantial and separately Grade II Listed historic boundary wall of coursed stone, forming an important part of its setting and reinforcing the separation between the public street and private estate space (Image 19). The wall contributes positively to the historic character of the streetscape and preserves the legibility of the historic plot boundary.



Image 19: Boundary wall to West Lavington Manor

- 4.59. The building occupies a prominent position within the historic linear grain of West Lavington, where its scale, architectural quality and enclosed estate character distinguish it from surrounding domestic properties. Its relationship with adjoining plots, preserves historic spatial relationships and contributes to the understanding of the hierarchy of development within this part of the village.

Contributors to the significance of the heritage asset

- 4.60. Archaeological and evidential value: West Lavington Manor derives evidential value from its survival as a high-status domestic building of probable 17th century origin, preserving evidence for the post-medieval development of West Lavington. Its surviving fabric and

structure, alongside evidence for multiple phases of development provide important evidence for the architectural evolution of a significant manorial residence.

- 4.61. The building demonstrates further evidential value through its historic masonry, roof structure, plan form and architectural detailing, all of which contribute to an understanding of the building's chronological development and adaptation. The survival of associated historic boundaries and designed landscape elements further strengthens this evidential value by preserving the wider historic estate context.
- 4.62. Although the building has undergone multiple phases of alteration and extension, these changes form part of its historical development rather than detracting significantly from its evidential value. The archaeological and evidential value of West Lavington Manor is considered to contribute to its significance at a major level.
- 4.63. Historical value: The Manor offers illustrative historical value as the principal manorial residence associated with the historic development of West Lavington and reflects the social and economic hierarchy of the village.
- 4.64. The building also demonstrates associative historical value through its connection to Francis Almeric Spencer (Lord Churchill), who is recorded as owning both the Manor and adjoining lands, including the property at 69 High Street, as recorded in the 1840 West Lavington tithe map and apportionment.
- 4.65. The Manor's spatial relationship with adjacent properties, estate land and associated domestic plots preserves evidence for this historic hierarchy and landholding pattern, and its historical value is considered a major contributor to its significance.
- 4.66. Architectural and aesthetic value: The Listed Building demonstrates significant architectural quality in its principal elevations, roofscape, fenestration and decorative stonework, demonstrating the status and ambition of its historic phases of construction and alteration. The southeast-facing principal elevation and formal garden setting are considered to be of importance, preserving the intended principal aspect of the house and allowing its design and composition to be fully appreciated. The combination of formal gables, mullioned windows, stone dressings and varied roof forms contributes strongly to its aesthetic quality.
- 4.67. The High Street boundary wall (Image 18) also contributes materially to the architectural significance of the asset, reinforcing its formal estate character and mediating the relationship between the private domestic sphere and the public street.
- 4.68. The architectural and aesthetic value of West Lavington Manor is assessed as offering a major contribution to its significance.
- 4.69. Communal value: West Lavington Manor offers communal value as one of the most prominent and historically significant buildings within the village. Its scale, architectural quality and historical associations make it an important landmark and a recognisable component of the village's historic identity. Its communal value is considered to contribute to its significance at a minor to moderate level.
- 4.70. Contribution of setting to significance: The setting of West Lavington Manor contributes to its significance, through both its formal garden setting to the southeast and its enclosed High Street frontage defined by substantial historic boundary walls. Together

these elements preserve the intended relationship between the house, its private grounds and the public realm.

- 4.71. The Listed Building's position within an extensive enclosed curtilage reinforces its historic manorial status and preserves the distinction between the principal house and surrounding domestic plots. Its relationship with neighbouring heritage assets, including 69 High Street, contributes to the understanding of historic estate organisation and village hierarchy. The contribution of the Listed Building's setting to its significance is considered major.
- 4.72. Overall: West Lavington Manor is a Grade II Listed Building of special interest whose significance derives principally from its role as the historic manorial residence of West Lavington and its survival as a substantial high-status domestic building of 17th century origin with later phases of enhancement and enlargement.
- 4.73. Its significance is enhanced by its architectural character, historic estate associations, evidential value and the preservation of its formal setting, boundary walls and wider curtilage.

63 and 65 High Street (Grade II Listed Building; List Entry 1035902)

Description

- 4.74. Nos. 63 and 65 High Street comprise a Grade II Listed Building occupying a prominent frontage position immediately north of 69 High Street within the historic core of West Lavington. The Listed Building forms part of the established historic street frontage and contributes positively to the continuity and character of the village's linear settlement pattern.



Image 20: Nos. 63 and 65 High Street, front elevation

- 4.75. The building is of probable 17th century origin, with subsequent alteration and adaptation reflecting its long-term domestic occupation.
- 4.76. Architecturally, the building represents a substantial two-storey domestic range of painted brick construction beneath a steeply pitched clay tile roof with prominent brick

chimney stacks. The principal High Street elevation is arranged in a loosely regular style, characterised by simple window openings, plain entrance doorways and modest architectural detailing. The restrained domestic character is typical of historic village housing of this period.

- 4.77. The roofscape is a particularly important component of the building's character, comprising a continuous pitched form punctuated by substantial chimney stacks that reinforce the building's age, scale and visual presence within the streetscape. The roof form and massing remain legible despite later alteration.
- 4.78. The rear elevation, visible in part from the curtilage of 69 High Street (Image 21), demonstrates the more functional and evolved character of the building, with evidence of later additions, service ranges and alterations reflecting the practical adaptation of the property over time. This rear aspect contributes to an understanding of the historic domestic organisation of the plot.



Image 21: Rear of Nos. 63 and 65 High Street (right)

- 4.79. The building occupies an important position within the continuous historic frontage of the High Street and retains strong spatial and visual relationships with neighbouring heritage assets, including 69 High Street and West Lavington Manor. These relationships contribute to the understanding of the historic grain of the village's built form.

Contributors to the significance of the heritage asset

- 4.80. Archaeological and evidential value: Nos. 63 and 65 High Street will derive evidential value from their survival as historic dwellings of probable 17th century origin, preserving fabric and built form associated with the post-medieval development of West Lavington. Their continued occupation and adaptation provide evidence for the historic and ongoing evolution of the village core.
- 4.81. The surviving buildings, including their principal street frontage, roof structure, chimney stacks and rear service arrangement, provides evidence for the historic organisation and adaptation of domestic properties within the village. While alterations have occurred, the essential form and function of the building remain legible.

- 4.82. The archaeological and evidential value of the Listed Building is considered to contribute to its significance at a moderate level.
- 4.83. Historical value: The building demonstrates illustrative historical value as an element of the historic development of West Lavington and contributes to an understanding of the growth of the village through the post-medieval period. Its form and continued residential use reflect historic patterns of occupation and property subdivision within the village core. The historical value of the Listed Building is considered a major contributor to its significance.
- 4.84. Architectural and aesthetic value: Architecturally, the building will derive value from its vernacular character, including its historic frontage and roof. The painted brick elevations, steep clay tile roof and substantial chimney stacks contribute positively to the traditional built character of the High Street.
- 4.85. The building is assessed to form an important component of the historic streetscape and contributes to the collective architectural value of the village core. The architectural and aesthetic value of the Listed Building is assessed as offering a moderate to major contribution to its significance.
- 4.86. Communal value: The building demonstrates a degree of communal value as a familiar historic component of the High Street frontage and contributes to the continuity and identity of the village's historic built environment. Its communal value is considered to contribute to its significance at a minor level.
- 4.87. Contribution of setting to significance: The significance of Nos. 63 and 65 High Street relates in part to its setting as part of the historic linear built form of West Lavington, where it is part of a coherent and continuous historic frontage to the High Street. Its relationship with neighbouring Listed Buildings contributes positively to the understanding of the historic development of the village, and the contribution of its setting to its significance is assessed as major.
- 4.88. Overall: Numbers 63 and 65 High Street are heritage assets of special architectural and historic interest whose significance derives largely from their historic residential character, their evidential value, and their contribution to the historic streetscape of West Lavington. Their significance is further enhanced by the survival of their vernacular form, roofscape and historic spatial relationships within the village core.

Home Farmhouse (Grade II Listed Building; List Entry 1198211)

Description

- 4.89. Home Farmhouse is a Grade II Listed Building situated to the west of 63 and 65 High Street within the historic core of West Lavington. The building occupies a roadside position and forms part of the wider historic domestic and agricultural character of this part of the village.
- 4.90. The building is of probable 18th century origin and has developed as part of an historic farmstead arrangement, reflecting the agricultural history of West Lavington and the mixed domestic and agricultural character of the village.
- 4.91. Architecturally, the building comprises a modest two storey dwelling of rendered masonry construction beneath a clay tile roof with brick chimney stacks. The principal

elevation is relatively simple and symmetrical in form, with sash windows and a centrally positioned entrance framed by a projecting porch with arched openings.

- 4.92. The building retains a plain vernacular character, with simple massing and little detailing reflecting its historic joint agricultural and domestic function. Its roadside boundary wall forms an important part of its setting, preserving its relationship with the highway and contributing positively to the character of the streetscape.



Image 22: Home Farmhouse

- 4.93. The farmhouse forms part of the wider historic group of Listed Buildings along the High Street and contributes to the understanding of the historic residential and agricultural development of the village.

Contributors to the significance of the heritage asset

- 4.94. Archaeological and evidential value: Home Farmhouse derives evidential value from its survival as an historic farmhouse associated with agricultural aspects of the development of West Lavington. Its surviving built form, roof structure and domestic plan arrangement preserve evidence of historic domestic occupation associated with agricultural landholding and farming activity.
- 4.95. The relationship of the building to its historic plot and roadside boundary preserves evidence for the historic organisation of agricultural and domestic space within the village.
- 4.96. The archaeological and evidential value of the Listed Building is assessed to contribute to its significance at a moderate level.
- 4.97. Historical value: The building demonstrates illustrative historical value as a surviving farmhouse associated with the development of West Lavington, reflecting the historic relationship between domestic occupation and farming activity within the village. Its form and continued legibility as a farmhouse contribute to an understanding of the agricultural basis of the village's historic economy.
- 4.98. The building also offers associative historical value through its relationship with the manorial estate of West Lavington Manor, under whose ownership the farm formed part of the wider estate during the mid-19th century. This association evidences the historic

estate structure and landholding pattern, reinforcing the functional and hierarchical relationship between the Manor and its associated farm holdings. The historical value of the Listed Building is therefore considered a major contributor to its significance.

- 4.99. Architectural and aesthetic value: Architecturally, Home Farmhouse derives significance from its simple vernacular character, with its symmetrical principal elevation, sash windows, clay tile roof and central entrance composition contributing positively to its architectural quality.
- 4.100. The projecting porch with arched openings provides a distinctive architectural feature that adds visual interest and reinforces the building's domestic identity. While modest in scale and detailing, the building retains architectural interest that contributes positively to the wider streetscape.
- 4.101. The architectural and aesthetic value of the Listed Building is assessed as a moderate contributor to its significance.
- 4.102. Communal value: Home Farmhouse offers limited communal value as a familiar and historic building within the village, contributing to the continuity and historic identity of the High Street and wider settlement. Its communal value is considered to contribute to its significance at a minor level.
- 4.103. Contribution of setting to significance: The significance of Home Farmhouse relates to its visual and spatial relationship with the associated farm buildings to its north and east, which together form a coherent courtyard arrangement. This grouping preserves the historic functional relationship between the farmhouse as the principal domestic element and the surrounding agricultural buildings as the operational component of the holding.
- 4.104. The survival of this courtyard arrangement, together with the roadside boundary wall and its relationship to neighbouring historic properties and the wider manorial estate of West Lavington Manor, contributes significantly to the legibility of the farm's historic agricultural function and reinforces its wider historic and spatial context within the village. The contribution of this setting to the farmhouse's significance is considered major.
- 4.105. Overall: Home Farmhouse is a building of special interest whose significance derives principally from its historical and architectural value as a surviving historic farmhouse forming part of a wider agricultural holding associated with the manorial estate of West Lavington Manor. Its significance lies both in the survival of its historic built form, and its illustration of the historical development of the agricultural economy of West Lavington and the relationship between estate ownership and agricultural production.
- 4.106. The significance of the heritage asset is enhanced by the survival of its wider farmstead context, including the associated courtyard ranges to the north and east, which preserve the functional relationship between the domestic and agricultural elements of the holding.
- 4.107. The significance of Home Farmhouse is therefore found to derive from the combined survival of its historic fabric, agricultural associations, estate relationships and farmstead setting, all of which contribute positively to the understanding of the historic development and agricultural character of West Lavington.

West Lavington and Littleton Panell Conservation Area

Character and appearance

- 4.108. The West Lavington and Littleton Panell Conservation Area is characterised by the survival of an historic linear settlement form extending along the High Street, reflecting the gradual development of the villages from the medieval period onwards. The historic linear form of development is informed by the local topography, with the principal street following the contour of the east-facing valley slope beneath the scarp of Salisbury Plain and overlooking the Semington Brook valley. This topographical relationship creates a distinctive settlement pattern of roadside frontages, enclosed plots and views across the valley landscape. The villages retain a strong legibility of their historic evolution, with later infill generally respecting the established linear grain of development (KDC 2003).
- 4.109. The character of the Conservation Area derives from the close relationship between built form, topography and landscape, with development concentrated along the High Street and interspersed with historic farmsteads, manor houses, boundary walls and mature vegetation. Buildings are predominantly domestic in scale and vernacular in character, generally of two storeys, constructed in brick, Greensand stone, render and painted brickwork beneath clay tile, slate and occasional thatched roofs. This consistency of scale and materiality creates a cohesiveness, reinforced by the survival of historic plot boundaries, enclosed yards and ancillary outbuildings.
- 4.110. With regard specifically to West Lavington, this southern part of the Conservation Area is distinguished by a particularly rich concentration of designated heritage assets, including West Lavington Manor, Home Farm, Hooks Court and the Parish Church of All Saints, together with their associated walls, gardens and agricultural buildings. These form a sequence of historic buildings and spaces of high architectural and historic interest, contributing strongly to the special interest of the Conservation Area and preserving the village's historic manorial and agricultural character. The survival of historic boundary walls, enclosed farmyards and mature planting contributes significantly to the spatial enclosure and historic legibility of this part of the village.

Contribution of the Site to the character and appearance of the Conservation Area

- 4.111. The Site at No. 69 High Street makes a positive contribution to the character and appearance of the Conservation Area through its retention of an historic built frontage to the High Street and its continued relationship with the historic rear plot, ancillary outbuildings and enclosed garden spaces. As part of the established linear development pattern of West Lavington High Street, the Site preserves the historic grain of roadside development characteristic of the Conservation Area.
- 4.112. No. 69 High Street, together with its associated historic outbuilding to the rear, reflects the established historic pattern of domestic occupation with associated service and ancillary structures extending behind the principal frontage. This relationship between frontage building and rear service range is characteristic of the historic morphology of the village and contributes to the legibility of historic land use and plot organisation.
- 4.113. The Site also forms part of a wider concentration of historic assets, occupying an intermediate position between West Lavington Manor to the southeast and Home Farm and associated agricultural buildings to the north and northwest. Its contribution to the Conservation Area is considered to extend beyond its individual architectural interest,

demonstrating an important role in this wider historic grouping, which collectively reinforces the historic manorial and agricultural character of this part of the village.

- 4.114. Views into and across the Site from the High Street and adjacent heritage assets allow appreciation of the layered historic townscape, including boundary walls, ancillary structures and rear plot depth, all of which contribute to the characteristic enclosed and organic grain of the Conservation Area. The Site therefore contributes positively to both the visual and historic character of the Conservation Area.

5. PLANNING PROPOSAL

- 5.1. The scheme proposes the conversion and sensitive adaptation of the existing historic outbuilding range within the rear curtilage of No. 69 High Street to provide ancillary residential accommodation associated with the principal dwelling, together with the continued use and adaptation of the detached modern shed/garage building for ancillary domestic and workshop space. The works principally affect the former linear range of historic outbuildings situated along the southwest boundary of the Site, with more limited alterations proposed to the detached modern shed/garage in the northwestern part of the Site.
- 5.2. The principal historic outbuilding range currently comprises a series of ancillary spaces including workshop, sewing room and storage areas, retaining its historic linear plan form and service character. The proposal seeks its conversion to provide ancillary domestic accommodation comprising three bedrooms, bathroom facilities, utility space, kitchen, dining and living accommodation, whilst retaining the overall footprint, structural envelope and general linear arrangement of the building. The works comprise adaptation and internal reconfiguration within the existing envelope rather than wholesale redevelopment.
- 5.3. Externally, the principal alterations comprise the adaptation of existing openings and the insertion of a limited number of additional openings to facilitate the proposed residential use, including new door and window openings where required. The existing roof form, ridge height and principal walling are retained, preserving the building's established massing, roof profile and contribution to the enclosed courtyard arrangement. New external materials are proposed to match the existing building fabric, including clay tiled roofing and timber boarding where required.
- 5.4. At the western end of the Site, the detached shed/garage building is proposed to remain in ancillary domestic use, providing workshop space associated with the occupation of No. 69 High Street. This structure is of modern construction and does not form part of the curtilage listed historic group, as discussed earlier in this heritage statement. Alterations to this building are limited and principally comprise changes to fenestration and internal adaptation.
- 5.5. The proposals do not seek to alter the principal Listed Building at No. 69 itself, and the functional and hierarchical relationship between the main house and its rear curtilage buildings would be preserved. The converted outbuilding would remain in ancillary residential use associated with the principal dwelling and would continue to read as subordinate to the main house within the historic curtilage.
- 5.6. The wider courtyard arrangement and enclosed character of the rear plot would remain legible and largely unchanged, preserving the established spatial hierarchy between the

principal house and ancillary outbuildings. The proposals therefore retain the essential historic plot organisation and curtilage relationship which contribute positively to the significance of the Site.

- 5.7. Following pre-application consultation and Wiltshire Council's Planning Consultation Response (Appendix 3), the proposals are supported by this fuller assessment of significance and impact, together with revised drawings and clarification of the proposed works and the extent of retained historic fabric.
- 5.8. Overall, the proposals seek the viable reuse of a redundant historic outbuilding through low-intensity ancillary residential use, retaining the principal built form, courtyard relationship and historic hierarchy of the Site whilst securing its continued maintenance and long-term occupation.

6. ASSESSMENT OF POTENTIAL EFFECTS ON HERITAGE ASSETS

Outbuilding to the rear of 69 High Street (Curtilage Listed Building)

- 6.1. The proposals relate to the conversion and adaptation of the curtilage listed outbuilding range to provide ancillary residential accommodation associated with No. 69 High Street, comprising bedrooms, living accommodation, kitchen, utility and associated domestic facilities. The works comprise internal reconfiguration, the adaptation of existing openings and the insertion of a limited number of new openings, whilst retaining the building's overall footprint, roof form and general linear arrangement. The detached modern shed/garage building would remain in ancillary domestic use as workshop accommodation and is not considered to form part of the curtilage listed historic group.
- 6.2. The significance of the outbuilding derives principally from its evidential and historical value as a surviving ancillary domestic and service range associated with No. 69 High Street. Historic map evidence indicates that the building was constructed at some time between the West Lavington tithe survey of c.1840, where it is absent, and the first edition Ordnance Survey map of 1887, by which time it had been established as part of the rear curtilage of No. 69. Its significance lies in its illustration of the 19th century evolution of the principal property and the development of its ancillary service buildings.
- 6.3. The outbuilding demonstrates significance through its simple linear plan form, vernacular construction and its continued legibility as an ancillary range subordinate to the principal Listed Building. Its relationship with the rear courtyard and wider curtilage contributes to the understanding of the historic domestic organisation of the site, illustrating the separation of principal domestic accommodation from service and working spaces.
- 6.4. The proposed conversion would introduce the domestic use of a building historically used for ancillary and service functions, resulting in some alteration to its internal arrangement and external built form, including subdivision and the insertion of new openings. These works will alter its utilitarian character to a degree and may result in some localised loss of historic fabric.
- 6.5. These alterations notwithstanding, the proposals retain the principal structural envelope, overall linear plan form and roof profile of the building, thereby preserving the primary elements through which its historic and architectural significance is understood. The building would remain clearly legible as a former ancillary range within the wider

curtilage of No. 69, and its historic functional relationship with the principal Listed Building would be maintained.

- 6.6. The proposals seek to adapt the building within its existing footprint, avoiding significant extension or rebuilding of the historic range. Whilst new openings are proposed, the overall external form and massing of the building would remain substantially unchanged, limiting the degree of physical and visual change.
- 6.7. The detached modern garage building (referred to in the plans as ‘the Shed’) proposed for ancillary adaptation is considered to be of modern construction, offering a generally neutral contribution to the significance of the curtilage listed outbuilding. Alterations to this structure therefore do not result in any appreciable harm to the outbuilding’s setting and do not affect the significance of the historic range.
- 6.8. The proposals seek to secure the viable continued use and maintenance of the historic outbuilding, reducing the risk of redundancy and deterioration. The introduction of an active ancillary use would support its long-term upkeep and retention as part of the historic curtilage of No. 69, representing a modest conservation benefit.

No. 69 High Street (Grade II Listed Building)

- 6.9. The significance of No. 69 derives principally from its architectural and historic value as an early to mid-18th century dwelling, together with its evidential value as a surviving historic building within the established High Street frontage. Its significance also extends to the functional and historic relationship between the principal house and its ancillary curtilage buildings.
- 6.10. The proposed conversion of the outbuilding alters the historic ancillary use of part of the curtilage; however, the proposals retain the physical and functional relationship between the principal house and the outbuilding, which remains in ancillary domestic use and subordinate to the main dwelling, preserving the established historic hierarchy of the Site.
- 6.11. The proposals would not result in the loss of fabric or architectural features of the principal Listed Building and would preserve its external appearance, historic plan form and architectural character, and overall, are found to result in no harm to the significance of No. 69 High Street, preserving its special architectural and historic interest.

West Lavington Manor (Grade II Listed Building)

- 6.12. West Lavington Manor lies immediately to the southeast of the Site and derives significance from its architectural quality, historic development and former manorial associations, together with its enclosed setting and formal relationship with its grounds and boundary walls.
- 6.13. The proposed conversion of the outbuilding effectively retains its existing built form, massing and courtyard arrangement, resulting in limited visible change when viewed from the Manor or its grounds. The existing enclosing walls and established boundary treatment would remain, preserving the spatial separation and historic distinction between the two properties.
- 6.14. Whilst a change of use of the outbuilding is acknowledged, this would not materially affect the ability to appreciate the Manor’s significance or its historic manorial setting,

and overall, the proposals would result in no harm to the significance of West Lavington Manor.

63–65 High Street (Grade II Listed Building)

- 6.15. Nos. 63 and 65 High Street derive their significance from their architectural and historic value as 18th century domestic dwellings forming part of the historic linear frontage of West Lavington High Street.
- 6.16. The historic outbuilding proposed for conversion is an established component of the surrounding built environment and would remain substantially unchanged in form, scale and massing. The proposed alterations would not materially alter its visual relationship with Nos. 63 and 65.
- 6.17. The residential ancillary use of the rear curtilage of No. 69 would remain compatible with the established domestic character of this part of the village, and overall, the proposals would result in no harm to the significance of the Listed Building.

Home Farmhouse (Grade II Listed Building)

- 6.18. Home Farmhouse derives significance from its architectural and historic value as part of the historic agricultural development of West Lavington and through its historic association with the manorial estate centred on West Lavington Manor.
- 6.19. The Site lies to the southeast of Home Farmhouse, separated by intervening historic properties and established plot boundaries. Given this separation and the enclosed nature of the historic plots, the conversion of the curtilage outbuilding at No. 69 would not materially affect the setting of Home Farmhouse or the appreciation of its agricultural or historic significance.
- 6.20. The proposals are therefore found to result in no harm to the significance of Home Farmhouse.

West Lavington and Littleton Panell Conservation Area

- 6.21. The Site lies within the West Lavington and Littleton Panell Conservation Area, whose character derives principally from the survival of the historic linear settlement form, the concentration of Listed Buildings and the legibility of historic plot patterns and ancillary structures.
- 6.22. The proposals retain the established built form and historic plot arrangement of the Site, including the principal Listed Building, curtilage outbuilding and associated courtyard relationship. This preserves the historic morphology which contributes positively to the character and appearance of the Conservation Area.
- 6.23. Whilst the conversion introduces additional domestic features and some new openings, these changes are limited in scale and contained within the established rear curtilage, with little or no effect on the public realm or wider townscape character of the High Street.
- 6.24. The proposals serve to secure the continued use and maintenance of a redundant historic ancillary building, supporting its long-term retention and contribution to the historic built environment.

- 6.25. Overall, the proposals would preserve the character and appearance of the West Lavington and Littleton Panell Conservation Area and would result in no harm in this regard.

Planning Balance

- 6.26. The proposals seek to secure the reuse and viable long-term occupation of a redundant curtilage listed outbuilding through its sensitive repair, restoration and adaptation to ancillary residential accommodation associated with the principal dwelling. The scheme has been informed by a fuller understanding of the significance of the historic outbuilding and its relationship with No. 69 High Street, addressing the principal heritage concerns identified by the Local Planning Authority's Conservation Officer (see Appendix 3).
- 6.27. In particular, the revised proposals and supporting analysis provide a clearer understanding of the outbuilding's date, significance and historic function, directly addressing previous concerns regarding the adequacy of heritage assessment and the absence of an objective assessment of the historic fabric and significance of the building. The proposals are now supported by a proportionate evidential basis which enables a clearer understanding of impact.
- 6.28. The scheme retains the principal structural envelope, linear plan form and roof profile of the outbuilding, thereby responding to concerns regarding the erosion of the building's historic form and character. Whilst limited new openings are proposed, these are confined and proportionate, and the building's essential vernacular character and functional legibility would remain readily appreciable.
- 6.29. The proposals avoid substantial extension or rebuilding of the historic range and instead focus on repair-led adaptation within the existing footprint. This responds directly to conservation concerns regarding overdevelopment, loss of historic fabric and inappropriate alteration to the character of the historic outbuilding group.
- 6.30. The detached modern garage building ('the shed') is separately identified as a modern structure of limited or no heritage significance, ensuring that proposed alterations to this building do not affect the significance of the curtilage listed outbuilding or the wider historic group.
- 6.31. The proposals would result in no harm to the setting or significance of the Grade II Listed Building at No. 69 High Street, neighbouring Listed Buildings or the West Lavington and Littleton Panell Conservation Area, preserving both their significance and setting.
- 6.32. In heritage terms, the proposals would deliver a modest beneficial effect through the repair, restoration and active reuse of the historic outbuilding, securing its optimum viable use and reducing the risk of redundancy, deterioration and long-term loss of historic fabric. The long-term conservation of the building as part of the historic curtilage of No. 69 represents a tangible heritage benefit.
- 6.33. Overall, taking into account the revised understanding of significance and the conservation-led approach to repair and adaptation, the proposals are considered to preserve the significance of the designated heritage assets affected and would result in a minor heritage benefit through the enhancement and long-term safeguarding of the curtilage-listed outbuilding. As such, the proposals accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the National Planning Policy Framework.

7. CONCLUSION

- 7.1. This Heritage Statement has assessed the significance of the principal and surrounding designated heritage assets affected by the proposals, including the principal Grade II Listed Building at 69 High Street, its associated curtilage listed outbuilding, nearby Listed Buildings and the West Lavington and Littleton Panell Conservation Area. The assessment has been prepared in respect of proposals for the conversion and sensitive adaptation of the historic outbuilding within the rear curtilage of No. 69 to ancillary residential accommodation and associated domestic use.
- 7.2. The assessment has established that the curtilage listed outbuilding derives its significance principally from its evidential and historical value as a surviving mid to later 19th century ancillary domestic and service range associated with No. 69 High Street. Historic map regression demonstrates that the building formed part of the established curtilage by the late 19th century, contributing to an understanding of the historic evolution and domestic organisation of the principal Listed Building and its wider plot.
- 7.3. The proposals seek the repair, restoration and viable reuse of the outbuilding through a conservation-led approach to its conversion to ancillary residential accommodation associated with the principal dwelling. The principal built form, linear plan arrangement, roof profile and historic curtilage relationship would be retained, ensuring that the key aspects of significance remain legible and appreciable. Whilst limited alteration is required to facilitate the proposed use, these interventions remain proportionate and subordinate to the established historic form of the building.
- 7.4. The proposals serve to preserve the significance of the principal Grade II Listed Building at 69 High Street and would not result in harm to the significance or setting of neighbouring designated heritage assets, including West Lavington Manor, 63 and 65 High Street, and Home Farmhouse. Similarly, the proposals would preserve the character and appearance of the West Lavington and Littleton Panell Conservation Area, retaining the established historic plot pattern, courtyard arrangement and vernacular built form which contribute positively to its special interest.
- 7.5. The proposals would secure a modest heritage benefit through the repair and active reuse of a currently largely redundant historic outbuilding which is in a poor state of repair, ensuring its continued maintenance and reducing the risk of future deterioration. This represents a positive conservation outcome consistent with the statutory objective of preserving heritage significance and securing optimum viable use for a historic building.
- 7.6. Overall, it is concluded that the proposals preserve the special architectural and historic interest of the affected heritage assets and their settings and preserve the character and appearance of the Conservation Area. The proposals are therefore considered to accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the National Planning Policy Framework (2025).

8. SOURCES AND REFERENCES

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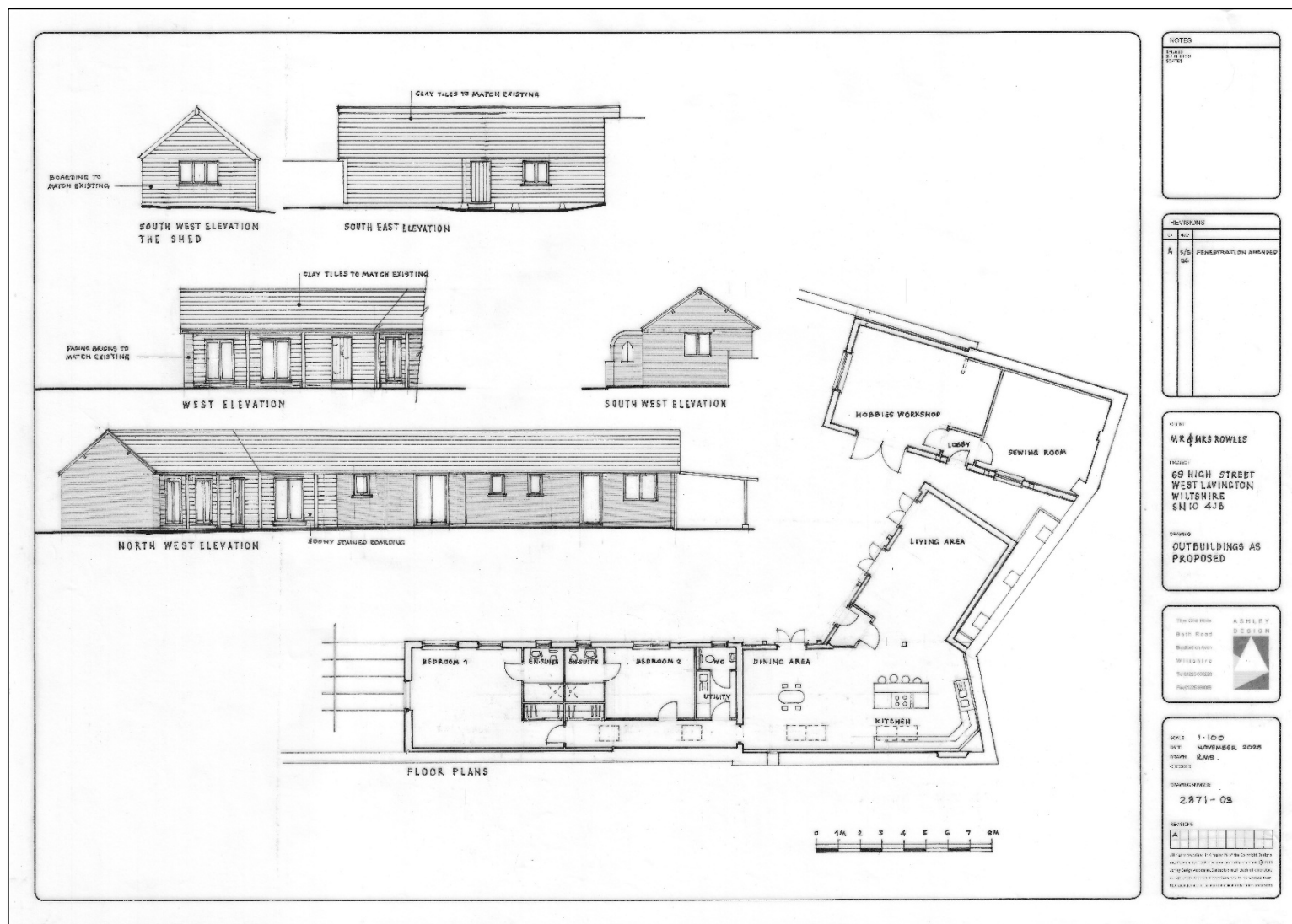
Other Sources

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 Historicengland.org
 National Heritage List for England
 Oldmapsonline.org
 Somerset Council
 Wiki Commons

Appendix 1: Gazetteer of heritage assets

FIG. REF.	LIST ENTRY	NAME	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 250m study area)					
Listed Buildings (250m study area)					
LB1	1035895	West Lavington Manor	II	400562	153265
LB2	1035896	Arched Gateway In Garden Wall, South Of Lavington Manor	II	400564	153239
LB3	1035902	63 And 65, High Street	II	400517	153297
LB4	1035903	52, High Street	II	400468	153322
LB5	1183357	Wall Forming Eastern Boundary To Garden Of West Lavington Manor	II	400732	153244
LB6	1198121	Three Unidentified Headstones In Group, Approximately 15 Metres North West Of North Aisle, Church Of All Saints	II	400614	153038
LB7	1198135	Wall To West Lavington Manor	II	400606	153202
LB8	1198211	Home Farmhouse	II	400511	153311
LB9	1198223	30, High Street	II	400362	153439
LB10	1283940	69, High Street	II	400537	153284
Conservation Areas (250m study area)					
CA1	n/a	West Lavington and Littleton Panell	n/a	400281	153521

Appendix 2: Proposal drawings



Appendix 3: Wiltshire Council Planning Consultation Response

Wiltshire Council Planning Consultation Response

17 February 2026

Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: David Cox
Officer's Title: Planning Officer

Application No: PL/2025/09476
Conversion and extension of outbuildings to form annex with hobbies workshop and sewing room.
69 High Street, West Lavington, Devizes, SN10 4JB

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☒	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: 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 or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy 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 214-216 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 should 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.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property No. 69 High Street is a Grade II listed building located in West Lavington Conservation Area. The property also affects the setting of numerous other listed buildings in the locality. The outbuildings associated with this application are curtilage listed buildings and appear from historic maps to originally have formed part of the outbuildings of Home Farm.

Proposal: The proposal seeks the conversion and extension of the outbuildings to form an annex with hobbies workshop and sewing room.

Relevant planning history: none

Issues: impact on the curtilage listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided: 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. In this case, whilst the application is accompanied by a "Heritage Statement" the document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

However, 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.

Significance of assets and contribution of setting: The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and vernacular architecture - its form, layout and architectural expression/detailing and use of traditional

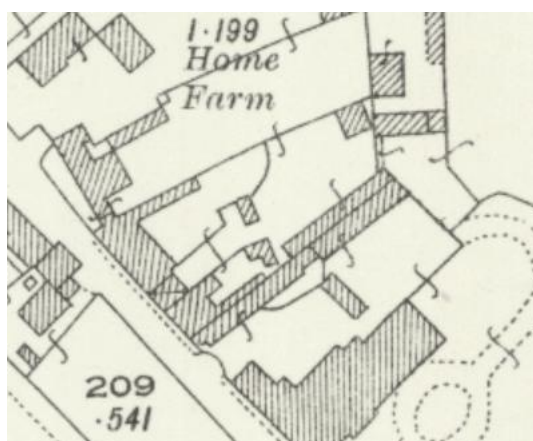
vernacular materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: No 69 is a Grade II listed building, as its neighbours 63-65 High Street and West Lavington Manor. The application site is also within the West Lavington and Littleton Panell Conservation Area.

The two barns form part of a rear private courtyard associated with the property, however, historically the structures were part of outbuildings associated with Home Farm. The properties are both considered curtilage listed since they pre-date 1 July 1948 as shown in the historic maps below:



First Ed OS Map



Third Ed OS Map

The proposal seeks the conversion and extension of the outbuildings to form an annex with hobbies workshop and sewing room.

No Listed Building Consent has been submitted to support this planning application and this is a statutory requirement for any works to a curtilage listed building. I understand that this has been requested.

However ahead of this being submitted, I thought it helpful to provide a consultation response on the basis of the information submitted with the current planning application. A more detailed response will be provided once the LBC is submitted and is accompanied with the required level of details for the proposed conversion, as set out below.

Firstly, the Heritage Statement submitted with the planning application is wholly inadequate as it provides very limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

The significance of traditional farmsteads and farm buildings is evidenced in the Wiltshire & Swindon Farmsteads Study (2013) which provides detailed guidance on building typologies and the significant contribution that farmsteads make to character and local distinctiveness, in addition Historic England have produced extensive guidance on the importance of farm buildings and their sensitive repair and conversion, such as 'Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse' (2017).

Historic England in their publication state that there are a number of key common issues to consider when look to adapt and convert historic farm buildings, these are:

- i) Understanding the construction and condition - Survey drawings and a schedule of condition will need to be prepared to establish the extent and nature of the repairs required and the associated costs.
- ii) Respect the architectural and historic interest of the building - Any adaptation will need to strike a balance between the practical requirements of a new use and protection of the historic character of the existing farm building and its setting.
- iii) Understanding the setting - A good understanding of the building's relationship with its surroundings is required to conserve and enhance the relationship with the landscape. This should inform detailed design decisions about spaces, curtilage, access, visual impact and enclosure.
- iv) Achieving a high standard of design, repair and craftsmanship - Assessing the impact of changes and carrying out sensitive design and repairs requires the skill and knowledge of those qualified and experienced in conserving historic buildings.
- v) Minimising alterations and loss to significant historic fabric - Retention of as much significant historic fabric as possible is a fundamental part of any good adaptation.
- vi) Retain distinctive features - Historic farm buildings invariably retain features that provide evidence of their former use and contribute to their significance. They may range from a simple series of ventilation slits formed in the masonry structure to vertically boarded doors to a cart entrance. Retaining such features contributes to a successful adaptation.
- vii) Considering how to introduce light - One of the greatest challenges with many adaptations is to increase daylight without compromising the building's external appearance.
- viii) Considering the level of subdivision - Another difficult aspect of farm building adaptation can be the incorporation of functions that require subdivision of the existing open spaces.
- ix) Considering how services and insulation will be incorporated - Most new uses have some service requirement and will need to comply with Building Regulations (Part L) for adequate levels of energy efficiency. These need to be incorporated so as not to damage historic fabric or features of interest.
- x) Considering extensions - Avoid the construction of extensions that compromise the character and setting of the farm building. If a significant extension is required for adapting the building to a new use, that use may not be the most suitable one for the building
- xi) Re-use and retain minor outbuildings - Minor outbuildings provide important evidence of how a farmstead evolved over time and should be retained if they contribute to the farmstead group. Some can be difficult to convert but others can be put to good use for parking, storage or services.
- xii) Retaining and encouraging wildlife habitats - Establish what wildlife gains benefit from the farm buildings to be converted, particularly if there are any protected species. Explore opportunities for creating wildlife habitats that are in keeping with local landscape character and biodiversity action plans.

Regarding the above key issues set out by Historic England, the drawings as submitted fall short in almost every aspect (see text underlined above) and I have a number of significant conservation concerns regarding this application and consider that this application falls short in every aspect, in particular:

- Overall, the lack of essential information and details for the proposed conversion of the outbuildings – detailed structural survey of condition of existing building; demonstration that the buildings are capable of reuse without substantial alteration and rebuilding; schedule of repairs; drawings showing proposed insulation and thermal upgrade of the structures; drawings showing proposed installation of modern services; and details evidencing the retention and encouragement of wildlife habitats.
- There are no survey drawings or schedule of condition to establish the extent and nature of the repairs required.
- The significance, character and form of the existing outbuilding will be undermined by extensions to these heritage assets. The stable and shelter shed outbuilding which would no longer maintain its historic linear form.
- Distinctive features are not being maintained, existing openings are not being utilised and random new openings are being inserted into historic fabric. This will not retain the original character and form of the buildings.

Also, whilst there is a proposed block plan, no existing block plan has been submitted and it is therefore difficult to ascertain how this proposed intensification of use will impact on the setting of the listed buildings through the courtyard being dominated by parked cars, bins etc. Whereas currently the buildings can be used as storage, workshop and carports.

In addition, no wildlife surveys have been submitted and these surveys are needed to establish if this proposal has any implication for protected species.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

As such, I am concerned at the wholly inadequate level of information submitted for this proposal, the lack of a LBC application and a Heritage Statement that conforms to the requirements of Para 207 of the NPPF.

This lack of information and this un-informed proposal will result in harm to the curtilage listed buildings via the loss of historic fabric, via change to layout/plan form and inappropriate changes to the original external form of the buildings. The proposals involve only part of the buildings and could therefore be considered as causing 'less than substantial harm' for the purposes of interpreting the NPPF, but they involve the loss of important historic fabric and should not be seen as being of lesser consequence. Indeed, the wording of the NPPF and the 'special regard' by Section 16 of the Act requires that any level harm caused should be taken seriously.

In addition, the proposals will result in harm to the character and appearance of the conservation area via inappropriate changes to the original external form of the curtilage listed buildings. The proposals involve only part of the conservation area and could therefore be considered as causing 'less than substantial harm' for the purposes of interpreting the NPPF, but they involve inappropriate alteration to curtilage listed buildings comprising a former historic farmstead which makes a positive contribution to this designated heritage asset and should not be seen as being of lesser consequence. Indeed, the wording of the NPPF and the 'special attention' by Section 72 of the Act requires that any level harm caused should be taken seriously.

Whilst paragraph 208 allows that a level of harm may be offset by public benefits, which could include conservation benefits, in this case the works and the proposals are articulated as being primarily for the convenience of the owners of the farmstead i.e. a private benefit. As a result, the proposals fail to meet with the requirements of current conservation legislation, policy or guidance and I therefore recommend refusal.

Appendix 4: Planning policy and guidance

Introduction

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2025);
- Wiltshire Core Strategy 2015;
- Planning Practice Guidance, Historic Environment (2025);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

66 General duty as respects listed buildings in exercise of planning functions

(1) In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board F

(4) Nothing in this section applies in relation to neighbourhood development orders.

72 General duty as respects conservation areas in exercise of planning functions

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [F1 functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 [F2 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.

National Planning Policy Framework (NPPF; February 2025)

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They

should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or

indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent”.

It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states

“Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.

It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Wiltshire Core Strategy 2015**Core Policy 58: Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be used where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Guidance

This assessment has been conducted with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
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2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: “Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
 - Extent;
 - Position in relation to landform;
 - Degree to which location will physically or visually isolate asset; and
 - Position in relation to key views.
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The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and ‘light spill’;
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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