

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01501
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hyam House, Sherston Road, Malmesbury, SN16 0QU
DESCRIPTION:	Demolition of existing greenhouse and replacement with a new greenhouse that is smaller in footprint
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the demolition of an existing greenhouse and its replacement with a proposed greenhouse. The proposed greenhouse would have Cotswold stone dwarf walls atop which is a gabled aluminium framed glasshouse, painted in sage green, with crested ridge and finials. It would measure approx. 6.4m wide, 2.5m deep and maximum height of 3.5m. It would be sited in the approx. footprint of the existing greenhouse, behind the west side of a detached rectangular outbuilding.

Listed Building Consent was also sought concurrently under reference PL/2026/01958 (qv 'Planning History').

SITE DESCRIPTION

The application site relates to a Grade II listed building known as Hyam Farmhouse [NHLE: 1363873]. It probably dates to the 18th century, with notable alterations in 1922 and 1927; it is built to two-storeys and attic, has walls of limestone rubble with dressed stone quoins and details, a hipped stone slate roof, casement fenestration in dressed stone surrounds with mullions, and generous surrounding land including walled gardens and outbuildings. Its setting is characterised by the locally distinctive materials, layout, and hierarchy of buildings which combine to provide the layout of the farmstead, and the bucolic landscape surroundings in which it sits. It is in open countryside of Brokenborough Parish. Relevant designations and constraints include the listed buildings¹, non-designated heritage features recorded on the Swindon and Wilts HER², the Cotswolds National Landscape (formerly Area of Outstanding Natural Beauty), and nearby priority habitat.

¹ The site itself and the adjoining Barn, Cowbyres and Stable West of Hyam Farmhouse [NHLE: 1284635] (both Grade II).

² SETTLEMENT – Hyam Farm [MWI5385], FARMSTEAD – Hyam Farm [MWI66103].

PLANNING HISTORY

PL/2026/01958 - Demolition of existing greenhouse and replacement with a new greenhouse that is smaller in footprint (WITHDRAWN 12/05/2026)

- Application for Listed Building Consent - Withdrawn following advice from Wiltshire Council's Conservation Officer that listed building consent not required for the works as the existing greenhouse is not 'curtilage listed'.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

None relevant.

Malmesbury Neighbourhood Plan: Made 2015 (MNP)

- Volume I - Main Body: Policy 13
- Volume II – Design Guide

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Cotswold National Landscape Management Plan 2025-2030

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

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

CONSULTATION RESPONSES

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

Brokenborough Parish Council – No responses received by close of consultation period or at time of case officer recommendation.

Wiltshire Council's Conservation Officer – Comment, that the proposed greenhouse would have a neutral impact on the setting of the listed house and barns (08/05/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 09 April 2026, and a site notice was displayed on 24 March 2026 and remained for a period of 21 days. No letters of representation were received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, with particular regard to the setting of the listed buildings

Core Policy 51, 57 and 58 of the Wiltshire Core Strategy together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire. This includes, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the natural and historic environment, by conserving the special qualities of valued landscapes, and by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy 13 of the Malmesbury Neighbourhood Plan advises that the accompanying design guide (Volume II) should be taken into consideration to ensure all new development achieves a high quality of design that complements and enhances the character, form and qualities of the area.

Appendix D of the Wiltshire Design Guide provides guidance and expectations for the delivery of well-designed householder developments.

The significance and special interest of Hyam Farmhouse [NHLE: 1363873] and Barn, Cowbyres and Stable to West of Hyam Farmhouse [NHLE: 1284635], in so far as is relevant, comprises their respective architectural and historic interests as a high-status 18th century farmhouse with later alterations and an L-shaped group of mid-18th century agricultural buildings with exceptional rarity³.

Together the listed buildings have group value as a partially extant 18th century farmstead of regular courtyard plan, and the built features and landscape surroundings provide a rural setting that also contributes to their significance.

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

Based on the evidence available to the Council, the existing greenhouse is understood to have been erected in the mid/late 20th century, likely after 1948. Wiltshire Council’s Conservation Officer (CO) has advised (qv. PL/2026/01958) that it is not ‘curtilage listed’ and, accordingly, it is not to be treated as part of the listed building for the purposes of S.66 of the PLBCA.

However, given its close proximity and available views, the existing greenhouse forms part of the setting of the listed buildings. Whilst the curved ‘ogee’ metal frame is considered to be characteristic feature, the structure constitutes a later residential outbuilding and, as such, makes a neutral contribution to the significance of the listed building. Accordingly, given its relatively discrete location, its demolition would not result in harm to the significance of the listed buildings and would thereby preserve their setting.

The CO considers that the proposed replacement greenhouse would have a neutral impact on the setting of the listed buildings. When assessed against the existing greenhouse as the baseline, and notwithstanding that it would be marginally taller and more stylised in design, the proposal would represent a modestly sized replacement. It would be similarly and discretely sited, and would incorporate well-considered locally distinctive materials. Given that both the design and siting are considered appropriate, there is no reason to conclude otherwise than in agreement with the CO.

Although the application site is situated in the Cotswold National Landscape (NL), the development is considered minor in nature. It would be observed in relation to existing buildings, and constructed from materials that complement the regional vernacular. For these reasons, it would not harm the special qualities of the NL nor conflict with

³ Lake, J. and Edwards, B. (2014) Wiltshire and Swindon Farmsteads Guidance: Farmsteads Assessment Framework.

the duty to seek to further the purpose of conserving and enhancing its natural beauty under S.85 of the Countryside and Rights of Way Act 2000 (as amended).

The development would have a neutral effect on the ability to experience and appreciate the significance of the listed buildings, thereby causing no harm and preserving their settings, for which it is a duty to have special regard. Furthermore, it would not harm the character or appearance of the surrounding area, including the special qualities and natural beauty of the NL in which it is located.

Subject to conditions to control delivery of the design to an acceptable standard, the development would satisfy the expectations of adopted design guidance and the requirements of Policy 13 of the Malmesbury Neighbourhood Plan and CP51, CP57 and CP58 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

Besides the application site, the closest neighbouring dwellings are 1 and 2 Hyam Stables.

The proposed development would be for the replacement of an existing greenhouse with one of different size and design. There would remain considerable distance between the proposed development and neighbours and, by reasons of its nature, it would not have adverse effects on the amenity of the area.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

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

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

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

Location Plan. Received 4 March 2026.

Application Form. Materials. Received 4 March 2026.

Proposed Site Plan. 14.1315.1002. Received 23 March 2026.

Proposed Floor Plans and Elevations. Received 23 March 2026.

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

3. Prior to works above slab level, material samples and finishes shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved sample.

REASON: To preserve the setting of the listed buildings.

4. No external lighting shall be installed on the greenhouse hereby permitted unless details of such lighting, including its location, design, luminance, direction and timing of use, have first been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and operated in accordance with the approved details.

REASON: To protect the character and scenic beauty of the National Landscape and the setting of the listed building.

Informatives to the Applicant:

1. Based on the evidence available, and the advice of its Conservation Officer, it appears to the Local Planning Authority that the existing greenhouse to which the development relates does not comprise part of a listed building as prescribed under S1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Accordingly, a separate application under S7 of the same Act is NOT required (Listed Building Consent) for the works described in this notice.