

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00935
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Glebe House, Enford SN9 6AW
DESCRIPTION OF WORKS:	Internal alterations to converted barn
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Glebe House is unlisted however the works are to the grade II listed converted barn to which it is attached by a modern link. The site lies within the Enford Conservation Area, although the works are internal and would have no effect on its character, appearance or significance.

The list entry, for means of identification purposes only, provides the following description:

ENFORD LITTLE COTT SU 15 SW (west side) 5/37 Barn at Glebe Farm II Barns and stables. C18. Timber framed with weatherboarding on brick sill walls. Thatched roof with corrugated-iron covering. Barn at south end of 4 bays, with opposed doors in third bay to threshing floor. Jowled posts with curved braces to tie, and raking struts and collar trusses. Attached to north end, and of one build, 2 bay stables with fodder store over. Added again to north, 2 bay additional barn space with opposed cart doors. Queen post roof with threaded purlins.

Listing NGR: SU1429051708

RELEVANT PLANNING HISTORY

K/85/0943 Alterations to existing farmhouse and conversion of barn to part of dwelling
K/86/0830/LB Conversion of barn to residential

Unfortunately no plans are on file of the buildings as existing in the 1980s applications.

PROPOSAL

Reordering of partitions within the southernmost bay of the barn and relocation of door into the link.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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

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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

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

National Planning Practice Guidance provides guidance on interpreting the NPPF.

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

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Wiltshire Core Strategy:

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

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

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Enford Parish Council – "no objection".

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

ASSESSMENT

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

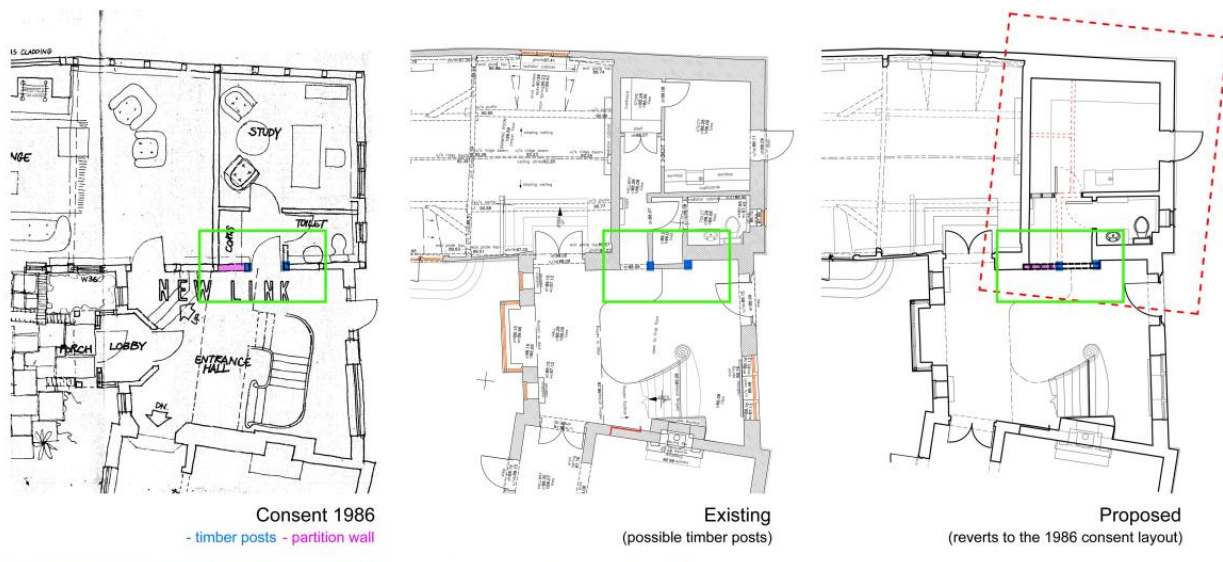
Impact of proposals on the significance and setting of the building/structure:

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

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The works are within the southernmost bay of the barn. The side-by-side comparison of plans is very helpful:



The partitions forming the existing WC and utility room are of modern construction, and not entirely in the locations of those proposed in 1986. The application seeks to revert to a layout virtually identical to that approved in 1986. The doorway from the link had been shown between two posts one stud away from the dividing wall, however the doorway is presently adjacent to the stud. It is not known if historic posts survive within the wall but the scheme reverts to the earlier position and cannot cause any further loss of historic fabric. Photographs provided show the area's internal modern plastered finish and door joinery; externally it is clear that the brick plinth of the barn has been rebuilt, most likely associated with the 1986 works.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	NA
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

The proposed works would cause no harm to the character and significance of the listed building or its contribution to the conservation area, in accordance with the aims of sections 16 and 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Conditions

LB 3 years

Plans/docs