

8th May 2026

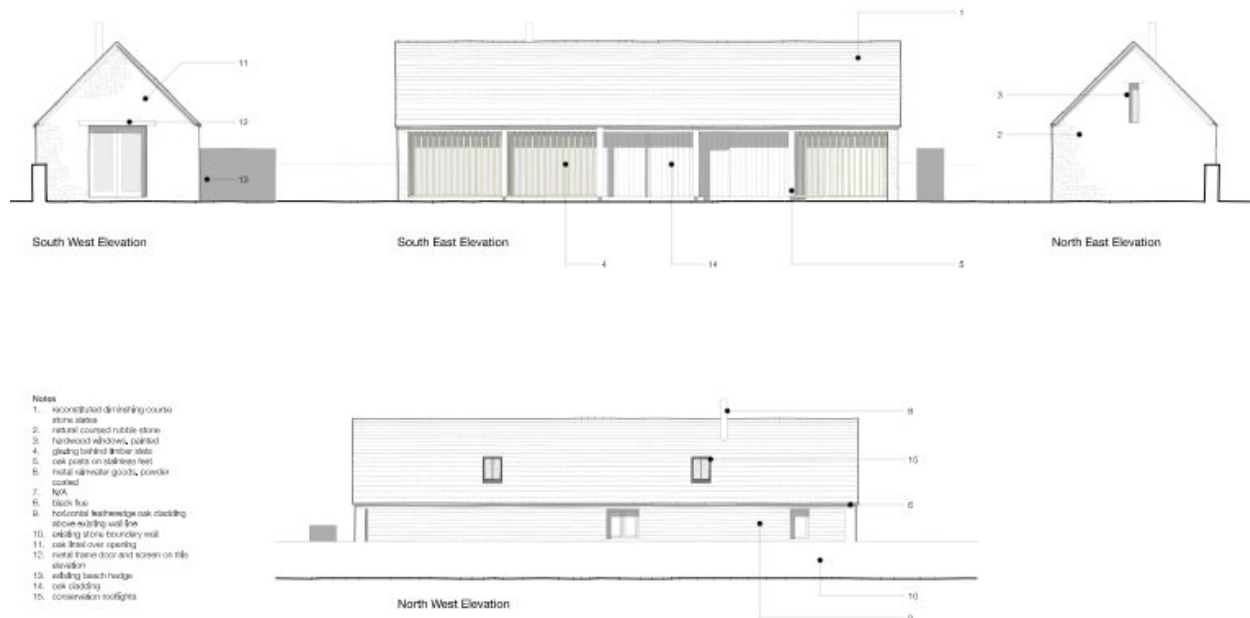
Our Ref: SWLC.LPC6344

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Provision of outdoor sauna (Retrospective) at
Sevington Hall, Sevington, Grittleton, SN14 7LD

As your records will confirm my client has previously obtained planning permission for a new outbuilding at the above property (LPA Reference; PL/2022/05902). The scale and application details approved are shown below, and although that householder development was not developed, the approval is believed to be material to the enclosed application. The existing sauna was placed on the land, within the approved red lined domestic curtilage and my client erroneously thought that as a 'temporary' and much smaller structure permission was not required.



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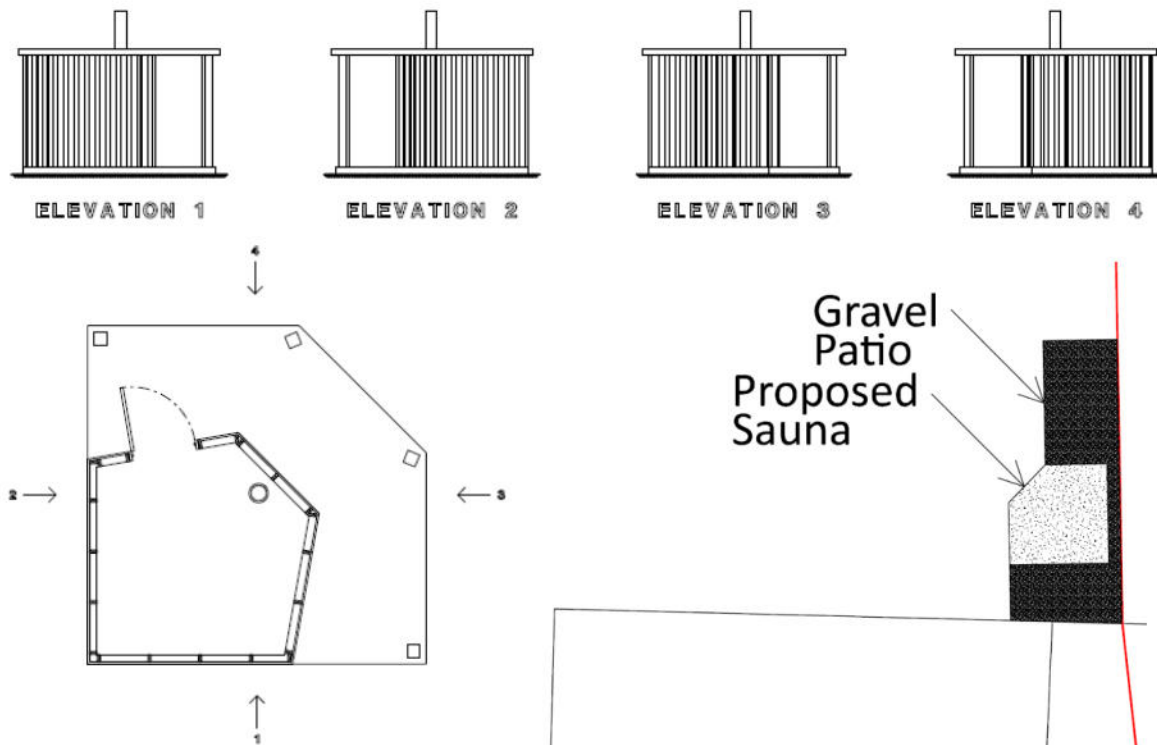
It is the purpose of the enclosed householder application to seek to sanction the existing outbuilding's retention, being considerably more modest than that previously sanctioned I have drawn significantly on the terms of that previous assessment. This overarching correspondence therefore provides a proportionate Heritage, Design and Planning commentary to support the grant of permission.

THE PROPOSAL



The above photographs show that the sauna building is fixed to an almost square timber deck, and below and similarly shaped flat roofed canopy. The north western corner of the square base and canopy is cut away. The precise built form is shown by the plan extracts inserted on the next page.

The sauna is timber clad and coloured black, which the above images show is recessive, set behind the existing walling and up against the planted boundary. It is positioned on a larger gravelled area and has a centrally positioned matt (gun metal) flue. The siting details are shown on the next page too.



THE SITE

The proposal is located within the curtilage of the Grade II listed Sevington Hall. The proposal is located a distance from Sevington Hall, but within the historic yard area, clearly reading as an ancillary element.

The listing of Sevington Hall is detailed below:

"Barn, c1840-50, possibly remodelling of C18 barn, rubble stone with flush quoins and half-hipped stone slate roof swept down on east side over stalls flanking gabled cart entry. West side plain entry with boarded upper loading doors each side. Regular spaced vent loops. In south gable 5 tiers of dove holes in triangular pattern. Tall interior with 7-bay triple purlin roof and king-post and angle-strut trusses. Cambered-arched opening into east cart-entry. A barn with features typical of the Neeld estate barns, but other barns have squared rubble stone walling."



The property is within the Sevington Conservation Area and in close proximity to neighbouring listed buildings. The proximity of the other listed buildings is shown on the plan extract inserted on the previous page. There are no additional heritage, ecological or landscape designations.

HERITAGE ASSESSMENT

The duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess. Furthermore, Section 72 of the Act outlines that when considering whether to grant planning permission for development which affects a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Heritage Policy

Chapter 16 of NPPF includes policies on conservation of the historic environment with the main underlying policy 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. It outlines that applications for development should 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 (paragraph 207).

The NPPF advises that for heritage policy, 'significance' means "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".

In terms of the key components mentioned above which give a heritage assets its interest, the Planning Practice Guidance (Paragraph: 006 Reference ID: 18a-006-20190723) advises they can be interpreted as follows:-

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history

but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Local Heritage Policy

The development plan must be read as a whole but Core Policy 58 'Conservation of the Historic Environment' of the Wiltshire Core strategy (WCS) is of particular relevance from an historic environment perspective.

Heritage Assets and Impact of Proposed Development

The application site falls within the Sevington Conservation Area and near the Grade II Listed Buildings that dominate the small settlement grouping. The Planning (Listed Building and Conservation Areas) Act 1990 mentions that a Conservation Area is designated because it has special architectural or historic interest, and the character or appearance of which it is desirable to preserve or enhance. There is though no Character Appraisal or Management Plan for the area, although it clearly a rural hamlet characterised by its rural setting, historic buildings, and quiet, unspoilt nature. The designation includes the countryside setting to the northern part of the hamlet too.

The listing for the property is given below:

"Barn, c1840-50, possibly remodelling of C18 barn, rubble stone with flush quoins and half-hipped stone slate roof swept down on east side over stalls flanking gabled cart entry. West side plain entry with boarded upper loading doors each side. Regular spaced vent loops. In south gable 5 tiers of dove holes in triangular pattern. Tall interior with 7-bay triple purlin roof and king-post and angle-strut trusses. Cambered-arched opening into east cart-entry. A barn with features typical of the Neeld estate barns, but other barns have squared rubble stone walling."

The main and host property while an attractive property is largely typical of the immediate area, reading as a converted agricultural style building. The significance of the property appears to lie in its attractive form and overall appearance which is typical of the tradition vernacular and is considered to be an attractive example, lending a positive impact to the wider street scene.

The proposal is located behind Sevington Hall in an area just behind that which appears to be the footprint of a previously constructed barn element, and where permission has been recent granted for a new building as already explained.

The proposal is very modest, has a low roof and is discretely sited entirely separate to the listed building. As such it is not considered that any harm will arise from the proposal in connection with the historic fabric or the fabric of Sevington Hall.

The proposal will introduce a new detached element into the curtilage of Sevington Hall, albeit as said substantially smaller than that previously approved. As this is detached, it is reasonable to conclude that any harm arising is largely to the setting

and character of the listed building. The change is though considered not to be harmful.

While the proposal is a new addition, occupying a previously empty and largely visually contained corner of the garden, and as the proposal is made in retrospective it can be seen (although only glimpsed) as a modern evolution, commensurate with the residential host dwelling's curtilage. The resulting scale is very modest and sensitively treated and thus does not overwhelm or dominate the host dwelling. This appropriate scale and resulting footprint ensure that the proposal's form does not result in harm to the character and setting of the heritage assets.

A more detailed analysis of the scale and form, as well as the recessively stained timber finish means the proposal is considered to result in a sympathetic and appropriately designed building which is a sensitive modest addition to the curtilage of the host listed dwelling. The proposed building palette is sympathetic to the wider character of the immediate area and neighbouring properties and as such is not considered to result in harm to the character and setting of the listed building.

The relative distances between the sauna and the neighbouring listed properties through the hamlet ensure that the by reason of the proposal's modest nature, sympathetic built form and appearance ensures that the proposal does not result in harm to the neighbouring listed properties.

As required by CP58 of the WCS due consideration is given to the potential impacts upon the character and setting of the Conservation Area.

The modest scale of the proposal and typical built form ensures that the development reads as a conventional ancillary building. It is not considered that harm is caused to character and development of the wider Conservation Area. This lack of harm is considered on balance to be acceptable and complies with the requirements of the CP58 of the WCS.

POLICIES

Wiltshire Core Strategy 2015 (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Heritage Assets

National Planning Policy Framework (NPPF)

Section 2: Achieving sustainable development

Section 12: Achieving well designed places

Section 16: . Conserving and enhancing the historic environment

MAIN ISSUES

- Principle of Development
- Impact upon heritage assets
- Scale and design

- Residential amenity

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 must be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF), and online Planning Practice Guidance (PPG) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

Impact upon heritage assets

In this regard I do not propose to repeat the standalone Heritage Assessment provided earlier, suffice it to say the modest sauna out building does not harm the fabric or setting of the nearest Listed Buildings (or those further away) and by association preserves the character and appearance of the Sevington Conservation Area. As required by CP58 of the WCS due consideration must be given to any potential impacts upon the heritage assets. The lack of harm explained is considered on balance to be acceptable and complies with the requirements of the CP58 of the WCS.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal as noted previously is both modest in form and design and is discretely located, with very restricted public view, particularly given the set back within the site. If glimpsed the building will read as a very modest incidental residential outbuilding commensurate with the host dwelling, and its large curtilage

Furthermore, sufficient of the plot remains undeveloped as to confirm that the host dwelling's curtilage is not being overdeveloped.

The resulting appearance, finishes and cumulative design of the proposal is considered to be a sympathetic addition to the host dwelling and is sensitively assimilated contextually. T

In terms of scale and design the proposal is considered to comply with the requirements of CP 57 of the WCS.

Residential amenity

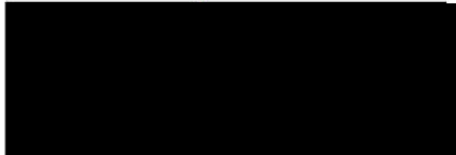
Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the proposal's location within the plot and relative distance from the neighbouring properties and gardens, as well as its limited size it is not considered that the proposal would result in unacceptable overshadowing, privacy, overlooking or loss of light.

On balance it is considered that the proposal would not result in unacceptable impacts upon the amenity or living conditions of surrounding residential occupiers when assessed against CP57 of the WCS.

I trust the above comments are sufficient to ensure the retention of the existing incidental structure can be agreed. However if there are any questions arising to ensure your support please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr G Stanley