

Wiltshire Council Planning Consultation Response

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Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation
(South/West)

Officer's Name: Joe Richardson
Officer's Title: Senior Planning Officer

Application No: PL/2026/02572
SELF BUILD conversion of agricultural barn (non designated heritage asset) to C3 residential, demolition of modern dilapidated timber barn, minor alterations to retained barns, hard and soft landscaping, nutrient neutrality, Pre-Packaged Treatment Works (PPTW) and hard and soft landscaping.
Oysters Farm, Gutch Common, Shaftesbury, SP7 9BE

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:

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 214-16 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." It is also required that 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.

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.

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

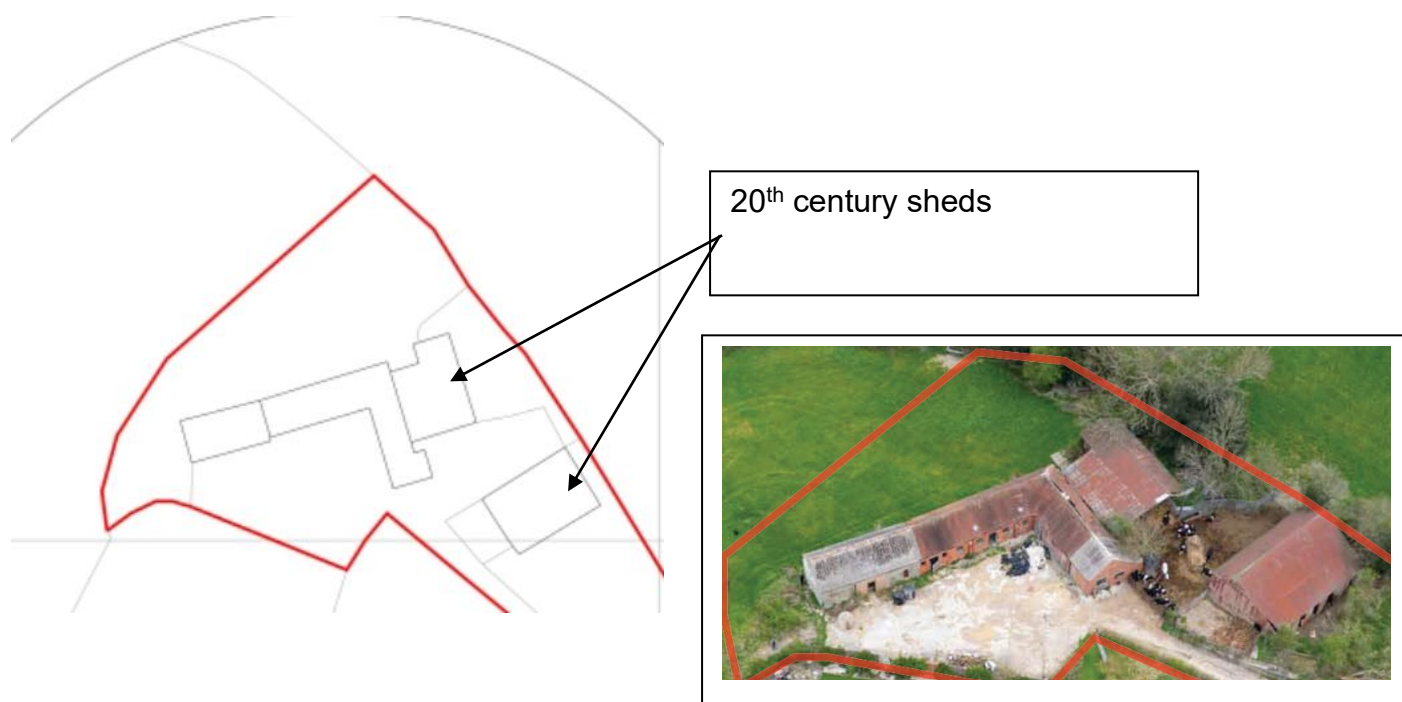
"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Site and assets considered:



An -L-shaped range of traditional farm buildings which includes:

A small three- bay stone barn (likely 18th century in origin);

A late 19th century brick cow house/stable range;

A shorter return wing to the south (late 19th century).

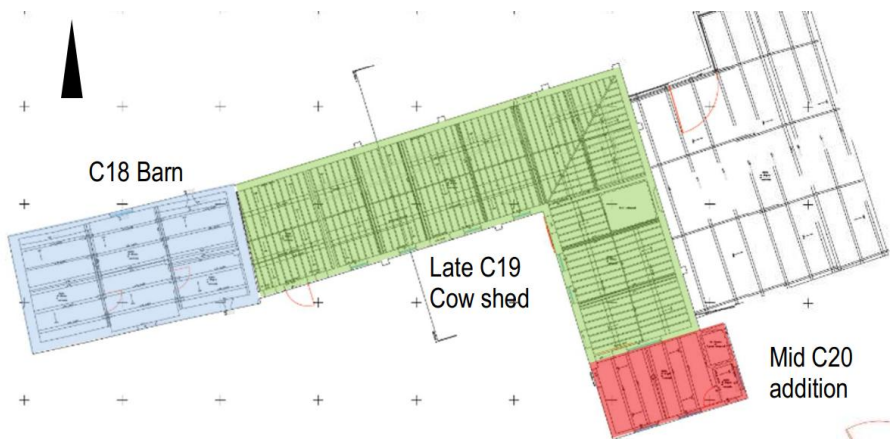
Later mid 20th century sheds.

The barn is not a listed building, it is not adjacent to any listed buildings and is not in a conservation area. However, the barn clearly has some historic provenance and the applicant/agents have anticipated that we may consider the building to be a non-designated heritage asset (NDHA) and as such, have submitted a heritage statement in support of the application, which is welcomed.

From the heritage statement:

“The farm building range at Oysters Farm is a L-shaped range of three distinct builds... At the west end is a stone-built three-bay barn... Attached to the north gable of the barn... is a late 19th century cow shed constructed in red brick which returns to the east at its northern end.”

And the following phase plan:



Proposal:

From the heritage statement:

‘It is proposed to convert the farmstead range into a single residential unit with the replacement of the modern shed to the east with a new structure which will provide parking and some additional accommodation.’

Issues: impacts on a potential NDHA.

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, the applications are accompanied by a “Heritage Statement” which is welcomed in view of the fact that this building is not listed and not in a CA. In respect of the statement it provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

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 interest of the buildings (taken from the heritage statement) to be:

The L-shaped linear footprint being characteristic of traditional farm buildings;
The use of red brick laid in English bond
The disposition of openings denoting the use of the buildings for agricultural purposes;
The use of vernacular materials such as brick, rubble stone and clay tiles.

The 20th century barns are of no interest.

Assessment:

The proposals would see the retention of the historic buildings and their re-purpose and this is welcomed. The treatment of the elevations is respectful of the historic buildings.

As such, I have no objection to the proposals which would see the re-use of the buildings.

If you are minded to grant consent, I would recommend conditions covering roofing materials, new walling and rooflights (which should be conservation-style and recessed). (I would encourage use of an interlocking pantile for the new garage/bedroom extension roof).