



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/01303
Decision Date: 22/05/2026

Applicant:	Mr Mark Williams C/O agent, Willis & Co. (Town Planning) Ltd, UK, SN15 3DB
Particulars of Development:	Full application (retrospective) for the partial rebuilding and conversion of agricultural buildings into 3 no dwellings.
At:	Wick Farm, Wick Lane, Lacock, Chippenham, SN15 2LU

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The application results in a scale and design of built form which is harmful to the heritage assets, both the curtilage listed buildings themselves and also the setting of the Grade II* listed barn to the immediate east of the site. The harms relate to the rebuilding to larger scale, massing, height and roof form, subdivision of plan form, openings and materials detail use. These elements have combined to result in a poor quality new build / conversion that is also harmful to the setting of the listed barns and farmhouse. The design and heritage harm arising conflicts with Core Policies 57 and 58 (WCS), as well as Sections 12 (paragraph 135) and 16 (paragraphs 212 – 216) of the NPPF.

Refusal Reason

- 2 The application proposes the change of use of the buildings to residential use. Under the provisions of Core Policy 48 (WCS), such a change of use would only be

acceptable where other uses – including employment, tourism, and cultural and community uses – have been demonstrated as being not practical propositions. Insufficient evidence has been submitted with the application to demonstrate that these alternatives are not practical propositions and as such the application conflicts with Core Policy 48 (WCS), along with Core Policies 1, 2, 60 and 61 (WCS) given the unsustainable location of the site.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).