

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00095
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	Southend House, Southend, Ogbourne St George, Marlborough, SN8 1SG
DESCRIPTION:	Single-storey rear kitchen extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks Listed Building Consent for a single-storey extension to rear of existing extension at the application dwelling to provide additional kitchen space. It would measure 2.25m deep, 6m wide and has a maximum height of 5m. It would have walls of brick and timber framing, with a half-hipped plain tile roof, and bi-folding door fenestration.

Following concerns raised by Wiltshire Council's Conservation Officer, revised plans were received 5 February 2026 and lastly on 13 April 2026. These include fuller plans and elevations of the buildings affected and changes to the design; all interested parties have had opportunities to review and comment on all details.

Planning permission is concurrently sought under ref. PL/2025/09933.

SITE DESCRIPTION

The application site is a Grade II listed building, designated as 'South End House' on 2 September 1986 [NHLE: 1365587]. It is a house of late 16th or early 17th century origin, with several phases of alteration from late 17th to 21st century.

The dwelling features an L-shaped plan comprising a three-bay ground floor and attic main range with two-storey cross wing. The main range has walls of sarsen rubble with knapped flintwork, brick dressings and limestone quoins. The cross wing of two unequal bays, was raised to two-storeys in the late 17th century, which has exposed framing to north and south gable ends of circa 18th or early 19th date. The west elevation displays close studding with ogee tension braces and jowled posts, likely contemporary with the raising of the structure. It also features a combed wheat thatched roof with a block ridge. A circa 1980 single-storey barn-style extension is attached to the west elevation via a link, constructed in brick, timber frame and boarding, with half-hipped plain tile roof.

The dwelling benefits from a relatively large residential curtilage. The setting of the listed building is characterised by the built and natural features of its immediate curtilage, the organic layout, thatched cottages and modest buildings which form the hamlet, and its bucolic landscape surroundings.

It is in open countryside in the hamlet of Southend within the parish of Ogbourne St George. Relevant designations and constraints include its designation as a listed building, seven other Grade II listed building within 100m¹, the North Wessex Downs National Landscape (formerly an Area of Outstanding Natural Beauty), non-designated heritage features recorded on the Swindon and Wilts HER², and 20m watercourse buffer.

Based on the latest national flood mapping data updated by the Environmental Agency in 2025, the site lies within Flood Zone 1 from fluvial flooding, and is identified to be at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in 2024, the site lies partially within an area identified to be at risk of groundwater flooding to surface and subsurface assets.

PLANNING HISTORY

PL/2025/09933 – Single-storey rear kitchen extension (UNDER CONSIDERATION).

- Concurrent planning application.

K/53225/LBC - Alterations to garage/car port to facilitate use as living accommodation including insertion of conservation roof lights (APPROVED WITH CONDITIONS 20/12/2005).

K/80/0379 - Extension to dwelling and car port (APPROVED WITH CONDITIONS 13/06/1980).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- 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 Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

¹ Of which, No.1 (Coombe Cottage, NHLE: 1365586) is likely to be sensitive to the development.

² Including: SETTLEMENT (MWI15396) and FARMSTEAD (MWI68176).

Planning Practice Guidance (PPG)

National Design Guide (NDG)

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:

Ogbourne St George Parish Council – No objection, no comment (09/01/2026).

Wiltshire Council's Conservation Officer –

Comment, advising that the application only contains part-plans which do not enable a full and proper assessment of the effect of the proposals on significance, nor is the heritage statement or justification for works sufficient, advising that further information should be requested (14/01/2026).

Object, advising that the application still does not provide full floor plans but that a site inspection has been completed, that the elongation of the existing single storey extension is reaching a point where the accumulation of extended form and impact on the listed building and its setting causes a degree of harm, that the justification for the proposal remains weak, and makes recommendations for design improvements to minimise the harm identified (12/03/2026).

No objection, subject to conditions, advising that the amended plans have taken on board earlier comments, that the design is improved and an improvement on existing situation and have addressed the concerns and visual harm previously identified, recommending conditions for materials, brick noggings, joinery and rainwater goods (30/04/2026).

National Amenity Societies – No responses received by close of consultation or at time of case officer recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 15 January 2026, and a site notice was displayed on 16 January 2026. No letters of representation by members of the public have been received.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires applications for listed building consent for any works of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Effect of the works on the character of the building as a building of special architectural or historic interest

Southend House is a Grade II listed building and, in so far as it is relevant, its significance and special interest comprise its architectural and historic interest as a late 16th or early 17th century thatched-roof house with later alterations, offering a palimpsest of vernacular building traditions and materials.

The listed building has been extended with a considerable ‘outbuilding’ at its west end, which projects perpendicular to it in a northward direction. Because of its size, massing and proximity, it is considered to create some spatial competition but its single-storey scale and detachment via a small link limit its visual effect.

Wiltshire Council’s Conservation Officer (CO) initially objected to the scheme (12 March 2026). Following receipt of revised plans, the CO has raised no objection subject to conditions (30 April 2026). They confirm the revised design has addressed the concerns and visual harm previously identified.

The proposed extension would still compound the size and massing of the existing extension and projecting further southwards in a way which visually obstructs the decorative timber framing to the side elevation of the cross wing. In isolation however, it would be considered a modest addition. Its impact is also visual, as it affects only

modern fabric of no significance. Furthermore, its design would respond positively to the existing extension in its materials and details by reflecting the rhythm of its timber-framed bays, and would represent an improvement to the southwest elevational design compared to the existing extension.

Accordingly, it is concluded that the proposal would preserve the heritage significance of the listed building, and its setting and the features of special architectural or historic interest that it possesses.

Conditions are recommended to control the delivery of the design in the interest of preserving the character of the building as a building of special architectural and historic interest. These reflect those recommended by the CO.

Other matters

The site is located in the North Wessex Downs National Landscape (NL). The extension is, however, located within an established residential curtilage and would be observed against existing built form to which it attaches. For these reasons, it would not harm the special qualities of the NL nor conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

HERITAGE BALANCE AND CONCLUSION

The effect of the works on the character of the building as a building of special architectural and historic interest would be acceptable, subject to the recommended conditions. No harm is found to the significance of the listed building and so the works would preserve the building, its setting and the features of special architectural or historic interest that it possesses, to which it is a duty to have special regard. Furthermore, it would not conflict with the provisions of the development plan in so far as they are relevant to the conservation of the historic environment. The application should therefore be supported.

RECOMMENDATION

That Listed Building Consent be GRANTED subject to the following conditions:

Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Proposed Elevations and Plans. 1552-02-F. Received 13 April 2026.

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

3. No development hereby permitted shall take place above slab level on site until a schedule of the details and/or samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. No external joinery shall be installed on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting Listed Building Consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the development is undertaken in an acceptable manner, in the interests of preserving the character of the building as a building of special architectural and historic interest and its setting.

5. The brick noggings to be used in the construction of the external walls of the extension hereby permitted shall be laid in a bond, coursing, pointing and mortar bedding, to match the existing building.

REASON: In the interests of visual amenity and preserving the character and setting of the building as a building of special architectural and historic interest.

6. The rainwater goods (e.g. gutters, hoppers and downpipes) to be used in the extension hereby permitted shall be cast metal only and finished in black.

REASON: In the interest of visual amenity and the preservation of the character of the building as a building of special architectural and historic interest and its setting.