



RJD|CONSULTANCY

DYNAMIC RURAL DEVELOPMENT

PLANNING, DESIGN AND ACCESS STATEMENT

**INTERNAL RENOVATION OF
FARMHOUSE, EXTERNAL
ADDITIONS & CHANGES, AND
MODEST EXTENSION OF THE
PIGGERY
(RETROSPECTIVE)**

**DEAN FARM, OAKSEY,
WILTSHIRE**

MAY 2026

PLANNING, DESIGN AND ACCESS STATEMENT

LOCATION

DEAN FARM, OAKSEY, MALMESBURY
WILTSHIRE. SN16 9SB

PROPOSAL

INTERNAL RENOVATION OF FARMHOUSE, EXTERNAL ADDITIONS &
CHANGES, AND MODEST EXTENSION OF THE PIGGERY
(RETROSPECTIVE)

APPLICANT

MR CHRISTOPHER PAGE

AGENT

RJD CONSULTANCY

ISSUE DATE

MAY 2026

DRAFTED BY

ROBERT JONES-DAVIES
DIRECTOR

CONTENTS

1. INTRODUCTION AND APPROACH	4
2. SITE AND SURROUNDINGS.....	6
3. DESCRIPTION OF DEVELOPMENT	9
4. PRE-APPLICATION ENGAGEMENT	18
5. PLANNING POLICY.....	21
6. ASSESSMENT	23
7. CONCLUSION	30

1. INTRODUCTION AND APPROACH

- 1.1.** This Planning, Design and Access Statement has been prepared by RJD Consultancy on behalf of Mr Christopher Page in support of retrospective planning permission and listed building consent applications relating to a number of works undertaken at Dean Farmhouse, Oaksey, Wiltshire. The applications seek to regularise a series of internal and external alterations to the Grade II listed farmhouse, together with associated works to the curtilage and neighbouring building known as The Piggery.
- 1.2.** Dean Farmhouse is a designated Grade II listed building situated within a sensitive rural setting to the north of Oaksey village. The property comprises a historic farmhouse and associated curtilage structures which have evolved over a considerable period of time, including notable remodelling works undertaken during the early twentieth century by Mr. Paul Phipps.
- 1.3.** The submission follows a sustained period of pre-application engagement with Wiltshire Council under reference ENQ/2025/01264, during which the proposals and unauthorised works were reviewed by both the assigned Case Officer and the Council's Conservation Officer. The formal pre-application response concluded that the development was considered "potentially acceptable, subject to resolution of key issues", whilst the accompanying conservation advice recognised that a number of the works were modest in impact, proportionate in design and, in several instances, reversible in nature.
- 1.4.** In support of the pre-application process, a comprehensive Heritage Impact Assessment was prepared by Wendy Tomlinson MSc, PG Cert [Oxon], IHBC. The assessment provides a detailed review of the historic development, significance and evolution of Dean Farmhouse and its associated curtilage structures, together with an assessment of the impact of the works undertaken upon the significance of the designated heritage asset.
- 1.5.** This statement should therefore be read alongside the submitted architectural drawings, the Heritage Impact Assessment, and the Council's pre-application and conservation officer responses. Collectively, these documents seek to provide a transparent and proportionate assessment of the works undertaken, the circumstances surrounding their implementation, and the justification for their retrospective regularisation through the formal planning and listed building consent process.

-
- 1.6.** The purpose of this statement is to assess the proposals against the relevant provisions of the development plan, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the heritage policies contained within the National Planning Policy Framework (NPPF). Particular regard is given to the statutory duty to preserve the special architectural and historic interest of the listed building and its setting, whilst recognising the wider programme of repair, enhancement and continued long-term occupation of the property.
- 1.7.** This Planning Statement should be read alongside the supporting documentation consisting of;
- A full and detailed drawing package (existing and proposed elevations and floor plans)
 - Heritage Statement and Impact assessment prepared by Wendy Tomlinson MSc, PG Cert [Oxon], IHBC
 - Completed application and CIL forms
- 1.8.** The structure of this statement is as follows:
- Section 2 – Site and Surroundings
 - Section 3 – Description of Development
 - Section 4 – Pre-application engagement
 - Section 5 – Planning Policy Context
 - Section 6 – Planning Assessment
 - Section 7 – Conclusion

2. SITE AND SURROUNDINGS

- 2.1.** This section of the statement seeks to introduce details of the site and its surrounding context.

LOCATION

- 2.2.** Dean Farm is located to the north of the North Wiltshire village of Oaksey, which in turn is situated approximately 8.5km north east of the larger service settlement of Malmesbury.

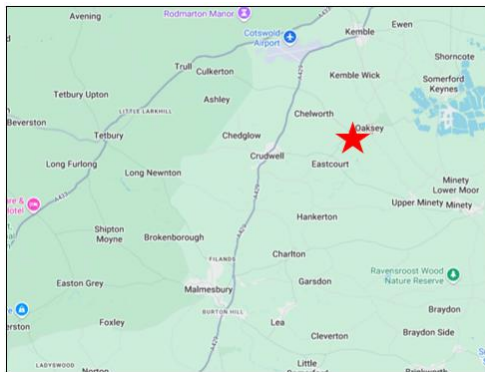


Figure 1: Site Location (source: googlemaps)

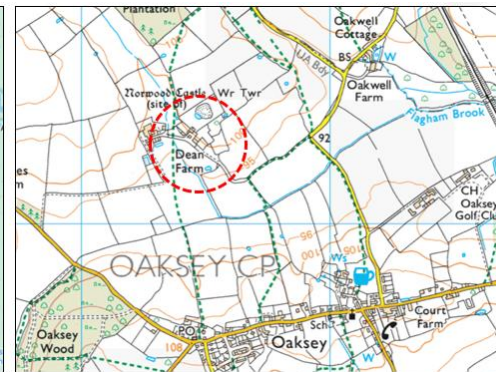


Figure 2: OS map extract (source: streetmap.co.uk)

- 2.3.** The property is located to the west of the road, which runs between the villages of Oaksey and Poole Keynes, from which access is taken. It is set back from the public highway, by some distance (c. 600m) and is approached via an established private drive. The subject site is outlined on the satellite image below in red, with a larger range of agricultural buildings situated to the west of it.



Figure 3: Satellite Image (source: googlemaps)

- 2.4.** The subject site is located within Wiltshire Council's unitary authority area, the Minety Ward and the county parish of Oaksey (made Neighbourhood plan – March 2019).

SITE DESIGNATIONS

- 2.5. Location** – Dean Farm is located outside of a designated settlement boundary and is therefore from a planning perspective considered to be in open countryside.
- 2.6. Landscape** – The site is located outside of the designated Cotswolds National Landscape (formally known as AONB).
- 2.7. Heritage** – The farmhouse is designated as a Grade II listed asset (first listed in 1951). To the north of it, at a distance of approximately 100m, is a Schedule Ancient Monument known as Norwood Castle. Dean Farm is located outside of the designated Oaksey Conservation area.

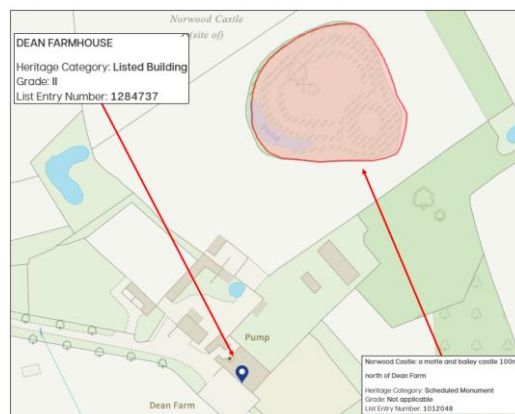


Figure 4: Listed building map (source: historicengland.org.uk)

- 2.8. Environmental** – Having reviewed the Environment Agency flood map Dean Farm is located in the Zone 1 designation. This is an area considered to have the lowest probability of flooding i.e. Land having a less than 1 in 1,000 year probability of river or sea flooding. The surface water flood map has also been consulted, and the subject site is not situated in a designated area.
- 2.9. Ecological** – Westfield Clattinger Farm Bank SSSI is located c. 2.5 km south east of the property, beyond Oaksey village. This area is also a designated Special Area of Conservation known as North Meadow and Clattinger Farm.
- 2.10. Public rights of way** – To the west of the subject site is a public footpath 'OAKS13' and to the east, running adjacent to a proportion of the properties drive is another public footpath 'OAKS12', before it branches south and runs to the back of Oaksey village.
- 2.11. Arboricultural** – Oaksey Wood, located c. 725m to the south west of the subject site is the nearest area of designated Ancient Woodland.

DIRECT PLANNING HISTORY

2.12. Having reviewed the Wiltshire Council planning portal, the property has been subject to the following recent planning applications;

Planning Ref.	Description of development	Status
18/11347/CLP S	Stationing of a mobile log home within the residential curtilage of Dean Farm, Oaksey	Approved
16/11197/FUL	Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) including a proposed single storey extension and associated works (part-retrospective)	Withdrawn
16/11472/LBC	Class C3 (dwellinghouses) including a proposed single storey extension and associated works (part-retrospective)	Withdrawn
16/05557/FUL	Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses)	Approved
16/06307/LBC	Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses)	Approved

Table 1: Direct planning history

DIRECT SITE CONTEXT

2.13. Some recent images of the subject site are included below for reference.



Figure 5 & 6: Recent site images – Principal farmhouse & The Piggery

3. DESCRIPTION OF DEVELOPMENT

BACKGROUND TO THE PROPOSALS

- 3.1.** When the tenancy of Dean Farmhouse commenced in 2019, the property was not only unoccupied, with evident deterioration associated with such a status causing a negative impact on the fabric of the building, the property also had not been subject to significant renovation since the late 1920's.
- 3.2.** Only a limited number of internal images illustrating the condition of the building at this time are available. A couple of these are provided below to offer some context to the situation.



Figure 7: Images of property in advance of renovation

- 3.3.** Only minimal alterations had been made to the property since a comprehensive phase of works was undertaken by a Mr. Paul Phipps. These works are well documented within a Country Life article from July 1929 under the heading 'The lesser country houses of to-day'.
- 3.4.** Paul Phipps, drawing from his experience with Edwin Lutyens, sought to elevate and evolve the status of the, then working farmhouse, to a more refined small country house for his brother Captain W.D Phipps.

- 3.5.** Country Life commented at the time that *'Inside, radical alteration was necessary.'* And externally, such evolution and elevation in status is well illustrated by a side-by-side comparison of the principal southwest elevation, before and after alteration below.

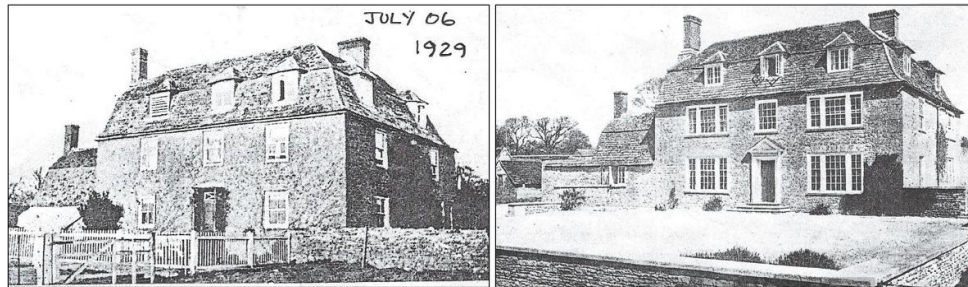


Figure 8: Before and after 'alteration' by Paul Phipps

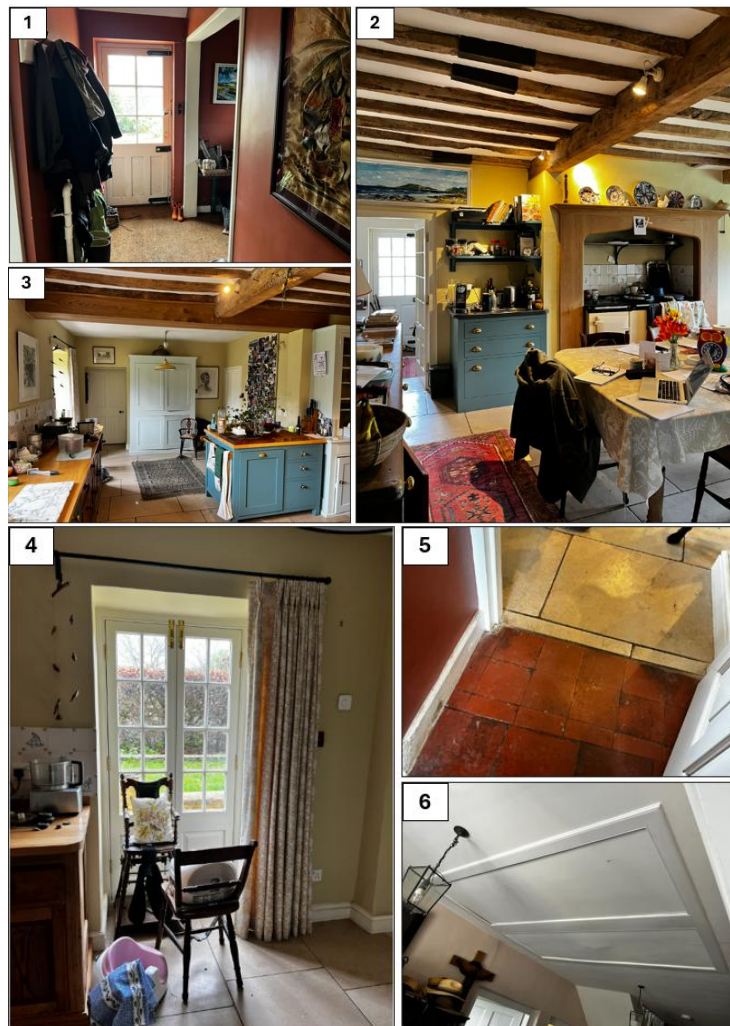
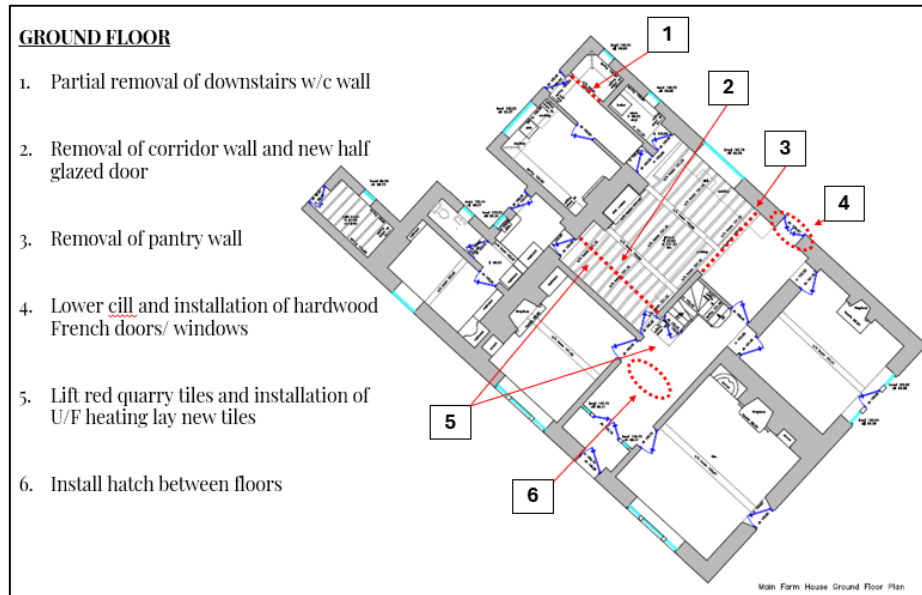
- 3.6.** The commencement of the applicants tenancy in 2019, is notable in relation to the imminent outbreak of the COVID-19 pandemic, with its associated 'lockdowns' during the course of 2020 & 2021. During this time a great number of high-quality craftsman and tradespeople, who, in a normal course of events would have been unavailable for extended lead-in times, were now not only out of work but struggling to keep their respective businesses afloat caused by the disruption in trade brought about by the Coronavirus pandemic.
- 3.7.** An opportunity therefore existed to implement works to have previously been subject to review via the council's formal pre-application process (19/04605/PREAPP) in an immediate timeframe. These sought to stem the evident decline and increasing deterioration of the main farmhouse and bring it up to meet modern day standards.
- 3.8.** It is recognised, once the team were assembled and on-site that the scope of works extended beyond that subject to previous round of pre-application engagement and consequently this application seeks to holistically regularise the elements that should have been subject to a prior planning or/ and listed building consent processes.
- 3.9.** In addition to elements of work to have occurred to the main farmhouse and immediate grounds, there is a second area of unregularized development to have occurred which is also sought to be regularised. This is in relation to a neighbouring property known as The Piggery.
- 3.10.** In 2016, under the planning reference 16/05557/FUL & 16/06307/LBC, planning permission was granted for the 'Change of use of an agricultural building to a use falling with Class C3 (dwelling house)'.

-
- 3.11.** The approved scheme related and was isolated to, a conversion of the existing building. This has since been extended via the installation of a light-weight but enclosed veranda, which is detailed further in the statement below.

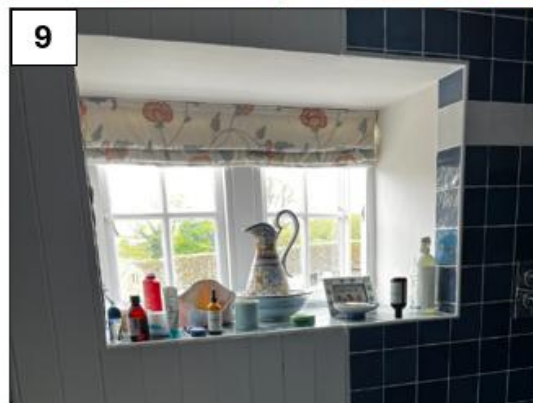
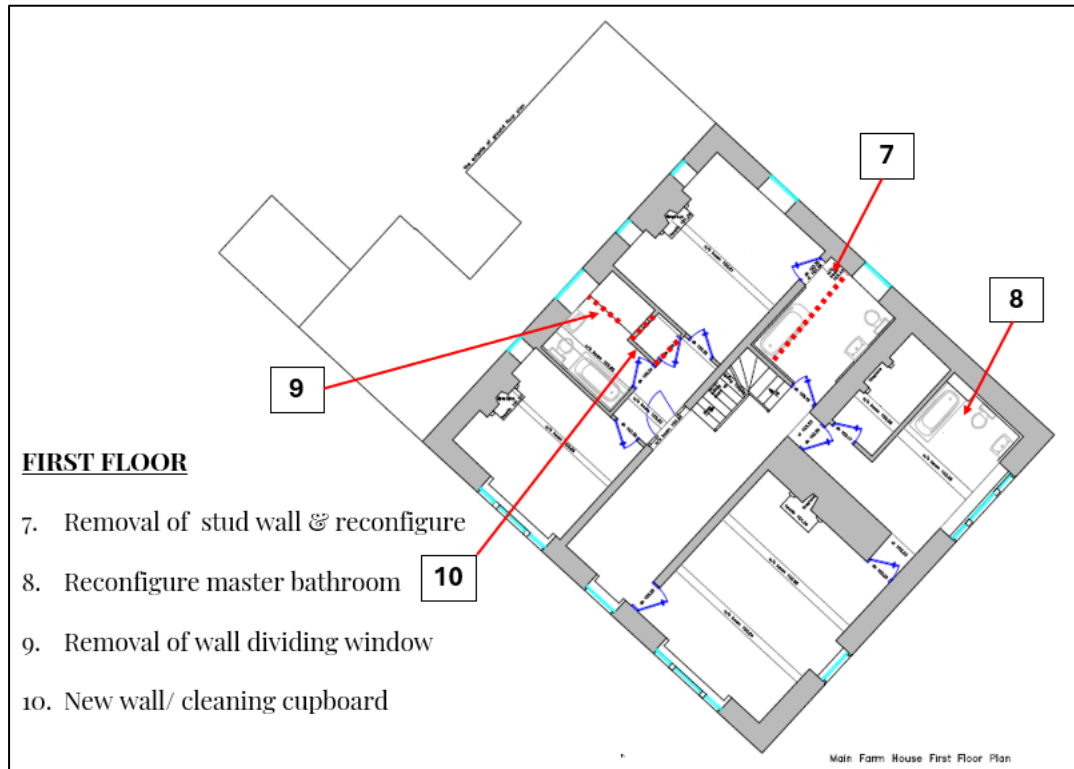
OUTLINE OF WORKS TO HAVE BEEN UNDERTAKEN DURING 2020

- 3.12.** For ease of reference, a schedule of works to have been undertaken is identified on the following individual floor plans, produced from a recent measured survey of the existing building.
- 3.13.** They are broken down internally, by floor & then externally, with some contextual images provided of the individual elements of work to have taken place. and are split over individual pages.

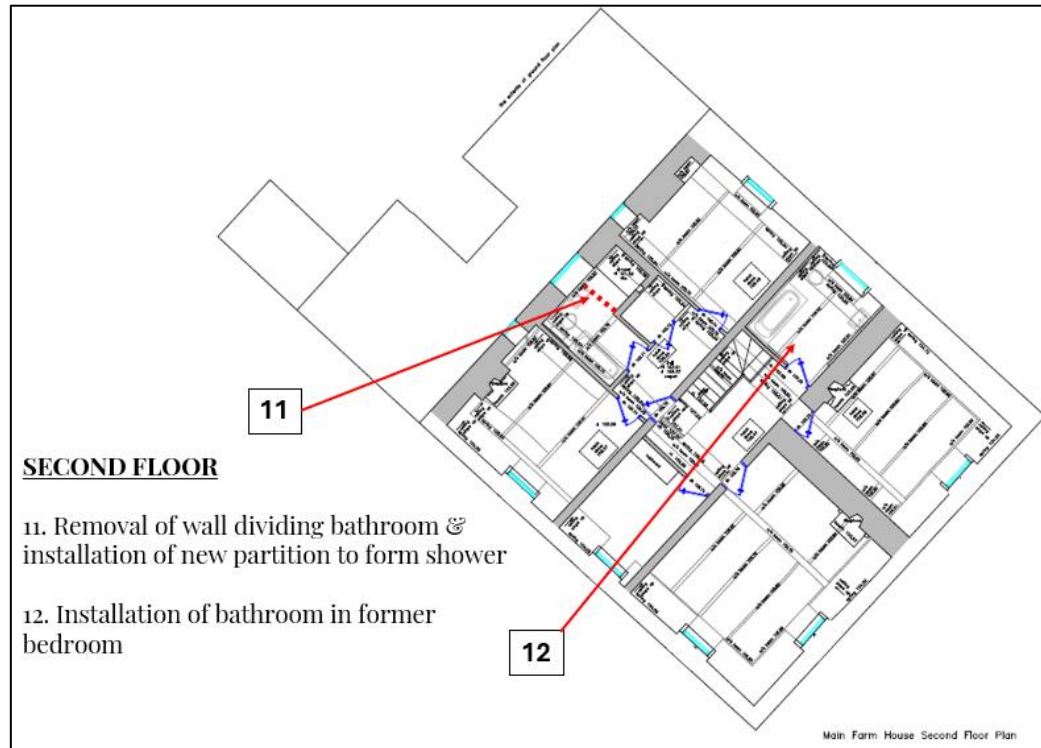
3.14. The ground floor;



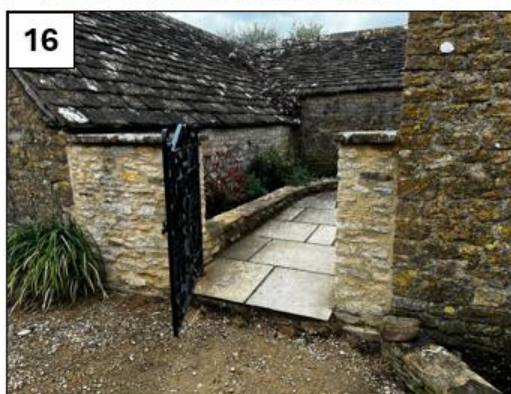
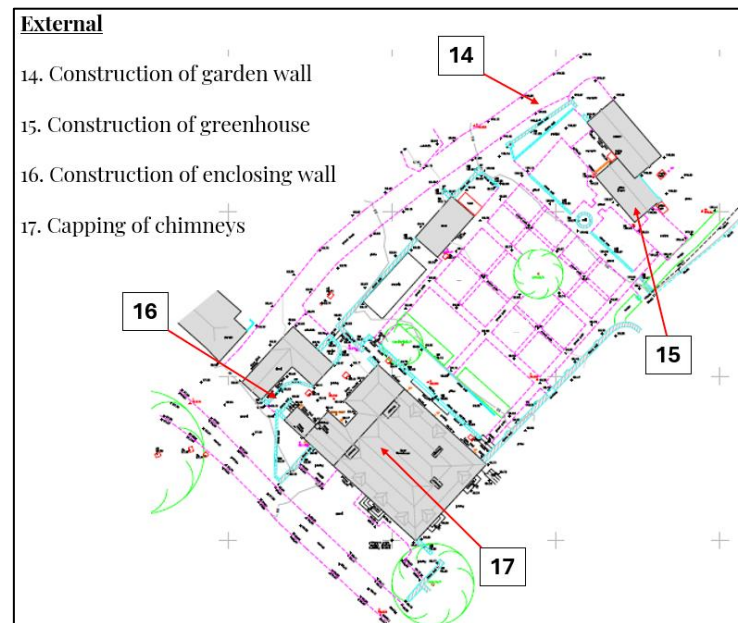
3.15. The first floor of the principal farmhouse;



3.16. The second floor of the principal farmhouse;



3.17. External elements to be considered;



3.18. In addition to the external elements of work outlined above, during the course of the recent round of pre-application engagement, Conservation officer, Alex Marsh

commented on an earlier element of work to have been undertake in advance of the applicants tenancy;

'It was also noted on site that the tripartite front windows are modern replacements and poor quality with a plastic vinyl finish and double glazed with stuck on glazing bars and spacers between glazing. There is no evidence of listed building consent for these replacement windows and are more recent than the listing.....

'they will need to be replaced with appropriate tripartite timber sash windows with through glazing sbars and painted finish as part of any Listed Building Consent application'

3.19. In recognition of this point the application documentation has been expanded to include a window schedule of the south elevation (dwg. 127.L.030) and detailed replacement window proposals & associated sections (split across three drawing sheets, which for ease of reference are all numbered 127.L.011)

3.20. The previously referenced unregularized works to The Piggery are also sought to be considered. Under planning reference 16/05557/FUL & 16/06307/LBC consent was obtained for this buildings conversion to an independent & separate dwelling house. An extract of the approved floor plan is provided below;

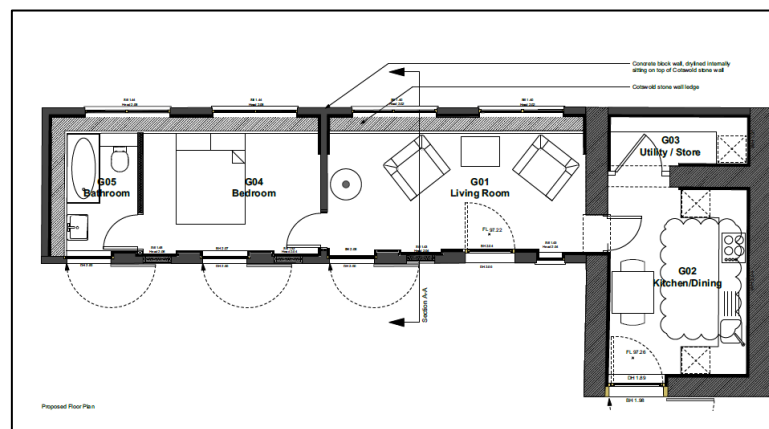


Figure 9: Approved floor plan for The Piggery

3.21. Following easing of the restrictions associated with the Covid-19 pandemic, there was a well-documented boom in the 'staycation market'. Seeking to capitalise on this upsurge in demand the newly formed unit of accommodation was let on a short stay basis.

3.22. In an effort to provide a better outlook and internal configuration for guests, a light-weight and wholly reversible enclosed veranda was added to the property.

3.23. Images of the building before its conversion and after the addition of the enclosed veranda are included below.



Figure 10 & 11: Before conversion & recent image of The Piggery

3.24. A high standard of materials has been utilised throughout this building which takes reference from the local area and vernacular.

4. PRE-APPLICATION ENGAGEMENT

- 4.1.** On 11th August 2025, pre-application documentation consisting of a ‘*comprehensive statement which set out an understanding of the significance of the heritage assets, the impact of the works undertaken together with some illustrations of areas affected by works undertaken.*’ was submitted to Wiltshire Council and registered with following planning reference number ENQ/2025/01264.
- 4.2.** On 2nd September a site meeting was undertake at Dean Farm, Oaksey with the allocated case officer Brook Bishop, Alex Marsh (Conservation officer), and agent, Rob Jones–Davies in attendance.
- 4.3.** Following a period of consideration, on 2nd October a formal, written pre-app response was circulated with the separate Conservation officers response.
- 4.4.** The summary of the officer report concludes ‘*Potentially acceptable, subject to resolution of key issues*’, These key issues are principally outlined within the Conservation officer’s assessment and are provided below with commentary.

INTERNAL ALTERATIONS TO DEAN FARMHOUSE

- 4.5.** In relation to the reconfiguration of the ground floor kitchen and ancillary spaces, it is concluded ‘*the physical works are not substantial and on balance the alterations may be considered to secure the future domestic use of a heritage asset in support of its long-term conservation*’.
- 4.6.** Regarding the insertion of a ceiling hatch ‘*the impact of the new hatch is neutral with minor loss of fabric.*’
- 4.7.** And in relation to the further first and second floor work ‘*the works undertaken to the first and second floor mostly relate to the removal of minor partitions within bathrooms, and the addition of a new second-floor bathroom and are of neutral impact.....These works have largely retained original door openings and layouts, and in some instances have reversed previous unsympathetic changes, such as the subdivision of a window.*’

¹ ENQ/2025/01264 – Officer report

- 4.8.** However, the creation of a walk-in wardrobe within the master bathroom at first floor level raised the following concerns;

'I do have one objection to the introduction of a bathroom to the former dressing room to the main bedroom. This is the walk-in wardrobe that hides a good fireplace surround probably 1920's but is central to the room plan. This needs to be removed reinstating the room plan and fireplace feature.'

- 4.9.** In recognition of this point, it is proposed to remove the existing stud walling and walk-in wardrobe, reinstating the room to its former plan form. Following the completion of these works, some a wholly reversible, light weight, and temporary partitions will be utilised to enable the space to continue its function, but equally on cessation of the existing use facilitate its easy return to the historic plan form.

- 4.10.** Although not within the scope of the pre-application enquiry, the identification of a previously replaced windows on the south elevation has been recognised and as previously outlined detailed drawings are provided for their proposed and appropriate replacement.

THE GREENHOUSE AND EXTERNAL WORKS

- 4.11.** On this element, the Conservation officer concludes *'The new greenhouse has brick plinth and timber framing with glazing in a traditional greenhouse style and supports the variety of horticultural growing options in the garden. This later addition contributes positively to the continued use of the kitchen garden, echoing the heritage context without appearing intrusive and has a neutral impact to the setting of the listed building and its existing outbuildings.'*

- 4.12.** Of the boundary walling, the case officer states although *'The boundary walling is erected without the benefit of planning permission it is generally in local stone and of an acceptable design,'*

THE PIGGERIES

- 4.13.** Turning back to the Conservation officers response, it is stated *'The new framing is independent element attached to the historic fabric. As such, its impact on the character of the building is modest and reversible..... Other works include an additional high level rectangular window to the gable end with internal timber shutters. This suggests a loft style opening. The works to extend and alter the Piggeries are proportionate and well designed and do not detract from the simple stable building that can still be read with*

retention of original stable doors and undecorated external walling and has provided improved and larger ancillary and holiday accommodation.

- 4.14.** In light of the above, and associated amendment & additional information to be detailed within the supporting submission pack, it is felt the scheme appropriately and proportionately recognises and accords with the following closing statement from the response;

‘Officers express concerns regarding the details as they stand but anticipate that a revised scheme to address the issues outlined in this response and in the separate advice of its CO would ensure more favourable consideration of any application’

5. PLANNING POLICY

5.1. Although the new Wiltshire Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 28th November 2024 for independent examination, it has yet to be adopted and therefore the document of principle relevance within the current Development Plan is the;

- Wiltshire Core Strategy (adopted 20th January 2015)

5.2. Other material consideration are;

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

RELEVANT POLICIES WITHIN THE WILTSHIRE CORE STRATEGY

5.3. Of primary relevance with regard to the works to have been undertaken are the following policies;

5.4. Core Strategy Policy CP58 **‘Ensuring the conservation of the historic environment’**. This policy seeks to *‘protect, conserve and where possible enhance the historic environment’*, requiring that *“designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.”*

5.5. The aim of the policy is to ensure that Wiltshire’s important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life.

5.6. Of note to this situation, is the preliminary guidance text to the policy which at 6.138 states *‘the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations’*

5.7. Core Strategy Policy CP57 **‘Ensuring high quality design and place shaping’**, which seek to secure ‘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.’ Applicants among other criteria need to demonstrate how proposals will make a positive contribution to the character of Wiltshire through ‘being sympathetic to and conserving historic buildings’.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.8.** The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF titled 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.
- 5.9.** **Para 202** identifies heritage *‘assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.*
- 5.10.** **Para 215** states *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal’*
- 5.11.** **Para 203** guides Local Authorities to put in place Local Plans which *‘set out a positive strategy for the conservation and enjoyment of the historic environment’* and should take into account *‘the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’.*

6. ASSESSMENT

SIGNIFICANCE OF THE LISTED BUILDING

- 6.1.** In-line with the properties listed status, an independent Heritage Statement and associated Impact Assessment has been undertaken and is submitted in full with this application. It is not intended to duplicate its assessment or findings within this overarching statement, but elements will be used to make a point, and to direct the reader to the appropriate section.
- 6.2.** To consider the potential impact of the developments to have taken place, it is firstly important to understand the heritage significance of the subject asset. Historic England, within its published ‘Conservation Principles, Policies and Guidance’ which is intended to provide a guide on best practice, outlines four primary values for understanding Heritage significance; evidential, historical (both illustrative and associative), aesthetic, and communal where relevant.
- 6.3.** Taking each in turn, Wendy Tomlinson MSc, PG Cert [Oxon], IHBC, who studied Architectural History at Oxford, and Conservation of Historic Buildings at Bath, and has been a member of the IHBC for 15 years, in addition to over 10 years of Local Authority experience with time spent at both BANES & Cheltenham Borough Council as Senior Conservation Officer, outlines;
- A. Evidential – *‘The farmhouse embodies substantial evidential value through its built fabric, plan form, and surviving architectural features, offering tangible insights into the building’s evolution.....It retains a high degree of legibility, with visible construction techniques and original features—such as ceiling beams, fireplaces, and sash windows—that contribute to its evidential significance.’*
 - B. Historical – *‘The building and its immediate surroundings reflect the longstanding agrarian function of the site. The farmhouse represents over two centuries of continuous occupation and adaptation. The associative value is enhanced by its documented connection to notable historical figures,’*
 - C. Aesthetic – *‘The building’s aesthetic value lies in its well-resolved architectural composition and use of traditional materials. Phipps’ 1920s layout achieved spatial harmony between formal and service areas, and*

although altered, the main volumes, plan hierarchy, and stylistic detailing remain apparent.'

6.4. And concludes;

'Dean Farmhouse represents a well-preserved example of Wiltshire's rural architectural heritage, reflecting both vernacular and polite traditions. Its heritage significance is rooted not only in its fabric but in its ability to convey the story of rural domestic evolution—from working farmhouse to gentleman's residence—while maintaining a legible and authentic historic character. Changes over time, including the 1920s transformation and more recent alterations, are best understood as chapters in a continuum that illustrates changing patterns of domestic life, agricultural use, and aesthetic expression.'

IMPACT OF THE DEVELOPMENTS ON SIGNIFICANCE

- 6.5. Ground Floor** – Interventions to the ground floor are, in the main, isolated to changes made within the service elements of the property. The principal rooms: Dining room, Drawing room, Study and Office remain unchanged.
- 6.6.** One of the greatest changes to have occurred within domestic life in England since Paul Phipps alterations in the 1920's, has been the rise in prominence and profile of the kitchen space within the home and to a lesser extent the reduction in household staff employed to help service such properties.
- 6.7.** Changes in modern day domestic life and subsequent aspiration, are for the kitchen to operate as the heart of the family home and not just the reserve of household staff. It is now the most used room in the house, with the intensity of use entirely shifting away from the formal rooms generally located in the more prominent areas of the home and which benefited from a better outlook and aspect.
- 6.8.** The changes to have been made to the ground floor at Dean Farm all seek to enhance, what was a dark, northern corner of the property, resigned to a purely functional use and practical in aesthetic. The removal of the two walls has greatly enhanced the levels of natural light into the room, while the removal and replacement of the red stone quarry tiles for a lighter and equally appropriate alternative further enhances, what could only previously be considered a utilitarian space. The lowering of the cill and installation of French doors, sensitively designed with the existing fenestration

of the elevation in mind, creates a better connection and harmony between the greatly enhanced and now fruit & vegetable producing garden and kitchen.

6.9. The interventions to have been made evolve the use and status of the room configuration in-line with ascribed modern day living aspirations. They all help to make & keep the property relevant to today's user, rather than resigning it to a relic of the past. This will make the property attractive to family use, safeguarding its future occupation, in-turn guaranteeing an associated schedule of maintenance and repair such a property requires.

6.10. In response to these interventions to the kitchen area, Wendy Tomlinson's report concludes

'These changes reflect a practical adaptation to modern patterns of domestic life, where separation of service and family areas is no longer necessary or desirable. As such, these alterations address functional obsolescence while retaining the spirit of the building's layout.'

6.11. In addition to the changes in the kitchen area, a discrete and well-designed roof hatch between ground and first floor has been formed within the hallway. The reason for this intervention is simple – access to the first floor is provided by a historic winder stair which although visually attractive is much undersized for a property of these proportions.

6.12. The formation of the hatch, which could go unnoticed, enables the easier movement of furniture and paintings to the upper floors.

6.13. The attached assessment of impact of unauthorised works concludes *'The new ceiling hatch has been designed and executed with care, employing discreet panelling that blends with the hall's character. While this results in some loss of historic fabric, the intervention offers a practical and visually sympathetic solution that avoids more invasive or damaging alternatives'*

6.14. Intervention at first and second floor level is isolated to some modest configuration and removal of minor partitions within existing bathrooms. They have been well executed and are presented with a high-quality finish appropriate and commensurate with the surroundings.

6.15. The removal of a dividing wall within a first and second floor bathroom better reveals a historic window on both floors, previously crudely cut in two. This in-turn has a beneficial effect on increasing natural light levels and the general proportions of these rooms.

6.16. The interventions over these two floors create a more balanced composition of bedrooms to bathrooms, expected of a house of these proportions and equally in-line to ascribed modern day living aspirations.

6.17. Of these changes, Wendy Tomlinson's report concludes;

'Alterations to the first and second floors—including the removal of minor partitions within bathrooms and the addition of a new second-floor bathroom—are of low impact. These works have largely retained original door openings and layouts, and in some instances have reversed previous unsympathetic changes, such as the subdivision of a window.'

6.18. The external works, as detailed earlier in the statement, continue the general theme of enhancement. They have been sensitively designed and finished to high-quality, appropriate standard for the setting.

6.19. The side-by-side images below show the restoration of the kitchen garden to the north east of the property between 2018 and 2025.



Figure 12: Satellite Images of Dean Farm (2018 & 2025 – Source: gogglemaps)

6.20. The garden walls to have been constructed, utilise a local natural Cotswold stone and are finished in a manner characteristic of the local style.

6.21. The greenhouse has been designed sympathetically to its situation. The hardwood and glazed elements, sit on top of a dwarf wall to have been constructed using reclaimed heritage bricks.

6.22. It is of a design, form and location that is commonplace among such properties, leading to the following conclusion within the heritage statement;

‘External works, including the rebuilding of boundary walls and reordering of the kitchen garden, have enhanced both the visual setting and historic character of the farmhouse. The reinstatement of a working garden and construction of a traditionally designed greenhouse contribute positively to the historic character of the site, reinforcing its agricultural identity and setting.’

6.23. Moving to The Piggery, in-line with the approval to have been obtained, this building has been sensitively converted and adapted to a residential use. The scheme successfully retains key elements of its agricultural character while introducing modern intervention to enable human habitation.

6.24. The breaches to have occurred are modest in nature, have been carefully designed and seek to enhance the occupants experience of both the internal space and external aspect and views of the countryside beyond.

6.25. Of these works, the heritage statement concludes;

‘Overall, the unauthorised works do not undermine the heritage value of the piggery. While some features—such as the glazed frontage and additional fenestration—fall outside the approved scheme, they are executed in a reversible manner, using materials and detailing that reflect the rural setting. The layout changes respond to practical living requirements and have been handled with a level of care that sustains the building’s agricultural memory. As such, retrospective consent is justifiable based on the preservation of character, reversibility of change, and enhancement of the building’s long-term’

6.26. In conclusion, with hindsight notwithstanding of the challenging circumstances at the time, the unfortunate situation of the extent of works to have been undertaken is recognised. It is hoped the manner, sensitivity and genuine aspiration to enhance the heritage credentials, character and usability of the property is equally recognised.

6.27. The works have been completed to a very high-standard and have been carefully, sympathetically and sensitively designed so as not to appear incongruous within the heritage setting. Characterful features have been retained and enhanced, and where interventions have been made, they are respectful of their situation.

6.28. The Heritage Statement and associated Impact assessment concludes;

‘While unauthorised, the overall impact of these works on the heritage significance of Dean Farm is assessed as low. The changes have not undermined the building’s historic, architectural, or evidential value. On the contrary, they have facilitated its continued domestic use in a manner that responds sensitively to modern living requirements. The works have been carried out with care and restraint, ensuring that the most significant features and plan form remain legible.

PUBLIC BENEFIT

6.29. In addition to assessing the significance of the existing building, and potential impact the interventions may have caused, it is equally important to highlight the public benefits to have arisen as a result of the works.

6.30. The notion of public benefit in a private residential setting is somewhat nuanced but as stipulated within the PPG at Paragraph: 020 Reference ID: 18a-020-20190723;

6.31. *‘benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.’*

6.32. The schedule of works has delivered tangible and demonstrable public benefits. These include sustaining and enhancing the architectural and historic significance of Dean Farm through a comprehensive scheme of high-quality repairs and upgrading of specific elements. One such example of this ‘upgrading’ is the holistic replacement of inappropriate pvc rainwater goods with reconditioned cast iron.

6.33. Externally, thoughtful improvements have been made to the immediate landscape setting, which helps to reinforce the historic character of the site while improving its aesthetic coherence and environmental performance.

6.34. The regular schedule of repair and maintenance programme brought about by the properties full-time occupation also reduces the risks to the asset posed by previous

neglect, addressing issues of weathering and fabric failure. By establishing the property as a modern family home, its optimum viable use is secured. The works support the long-term conservation of this important heritage asset and its continued role in this rural community.

6.35. The external and internal works to have taken place bring substantive and policy-aligned public benefits, aligning with the three core heritage objectives defined in National policy:

- 1. Sustaining and enhancing the significance of the heritage asset and its setting** through material improvements, sensitive design and holistic renovation of the property, retaining key architectural elements.

- 2. Reducing or removing risk to the heritage asset** by directly addressing the functional obsolescence to have evolved and the subsequent continued occupation as a family home, the works enable a schedule of long-term maintenance to be prepared and undertaken. This will address the deteriorating fabric of the building to have clearly suffered from a historic deficit of investment. This investment will not just continue to be experienced by the main farmhouse but also within the not insignificant range of associated outbuildings, all of which add value to the setting of the heritage asset. Future generations will legibly be able to read and enjoy the historic relationship to exist between the house, the range of outbuildings and surrounding agricultural land they served.

- 3. Securing the optimum viable use** of the listed building by adapting it for modern domestic life, in-turn supports its ongoing occupation and facilitates its long-term conservation, contributing to the ongoing preservation of the building's special interest, which was evidently lacking prior to the works being undertaken.

6.36. In addition to the above, and as a product of the works to have taken place a greatly enhanced understanding and appreciation of the asset is derived through the commissioning, research associated with and production of such a detailed Heritage Statement and Impact Assessment.

7. CONCLUSION

- 7.1.** This statement has outlined the background, rationale, and detailed nature of the works to have been undertaken at Dean Farmhouse and The Piggery, which form the basis of this application.
- 7.2.** While it is regrettable elements of the works were carried out without formal approval, the applicant is acting transparently and in good faith, engaging proactively with the local authority seeking to regularise the position. This includes the commissioning of a comprehensive Heritage Statement and Impact Assessment from a qualified conservation specialist, which confirms that the works have been executed with sensitivity and care, and that the overall impact on the listed farmhouse and its setting is low.
- 7.3.** The works to have taken place at Dean Farm represent a sensitive response to the site's context and deteriorating condition. Through a carefully considered holistic scheme of renovation, the applicant has sought to secure the long-term future of a characterful designated heritage asset, demonstrating enhancements to both its functionality and immediate setting.
- 7.4.** The works have wholly been designed and undertaken with reverence and respect of the architectural form, configuration of the existing property and have demonstrably enhanced the legibility, functionality, and setting of the asset.
- 7.5.** They address a period of long-standing deterioration and ensure the building's continued viability as a family home. Importantly, they have delivered a series of public benefits—as defined by the NPPF and Planning Practice Guidance—including:
- The **sustained conservation and enhancement** of a designated heritage asset,
 - **Mitigation of risk and obsolescence**, securing long-term maintenance through continued occupation,
 - Reinforcement of the building's **historic character and agricultural setting**, through immediate landscape improvements and safeguarding investment in its associated range of outbuildings

- and an **enriched understanding** of the property's evolution and significance, as documented through expert analysis and archival research.

7.6. Having regard to the statutory duties contained within Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with the relevant provisions of the National Planning Policy Framework and the adopted Wiltshire Core Strategy, it is considered that the proposals preserve the special interest, character and setting of the designated heritage asset. Any limited areas of harm identified are considered to fall well below the threshold of substantial harm and are outweighed by the wider public and heritage benefits associated with securing the continued repair, enhancement, viable occupation and long-term stewardship of Dean Farmhouse and its associated curtilage buildings.



RJD | CONSULTANCY
DYNAMIC RURAL DEVELOPMENT

Tel: +44 (0) 1249 723708

Web: www.rjdconsultancy.com | Email: rjd@rjdconsultancy.com