

Our ref.; SA/FlexibleUse

21st May 2026

Planning Services,
Wiltshire Council,
Monkton Park,
Chippenham,
Wiltshire,
SN15 1ER

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Facsimile (01249) 655556
Email: Willisplan@aol.com

Dear Sir,

Town and Country Planning Act 1990.

**Conversion of agricultural building into a flexible commercial office use
at Christian Malford Farmhouse, Main Road, Christian Malford,
Chippenham, SN15 4DF**

We are instructed by Ms Z. Maculan to apply to convert an agricultural building to a flexible commercial use - in this case an office under Class R a) (iv) - Class E (formerly Class B1) Please find enclosed;

- The location plan and existing site plan numbered ZM-JH-01;
- The proposed site plan numbered ZM-JH-02;
- Existing floor plan and elevations numbered ZM-JH-03;
- Proposed floor plan and elevations numbered ZM-JH-04;
- A full structural survey prepared by DSA Civil & Structural Design Engineers (DSA);
- There is no application fee payable in this instance.

Please Note officers should contact the Agent prior to visiting the site to ensure that entry can be gained.

The applicant had considered submitting a Class R prior approval application which is why the structural report relates to this, but we consider that as the proposed conversion is under 150sq.m prior approval is not required which is why we are simply informing the LPA of the proposed development, as a Class R notification, as stated under R.3—(1) of the regulations . The details of the conversion are enclosed within this letter and the accompanying plans and structural survey.

Background Information and History

The application site had an agricultural use and is found at Christian Malford Farmhouse (formerly Great Ridgeway Farmhouse), Main Road, Christian Malford. It has been split into ownership between the applicant and Chippenham Farm Sales (CFS). The site is or was last in an agricultural use. The application site and building are solely within the

Willis & Co.

Planning Services, Wiltshire Council

April 2026

Christian Malford Farmhouse, Main Rd, Christian Malford, Chippenham SN15 4DF

applicant's ownership. The farmhouse and farm were split in 2006 by the owner and farmer Mr. Samuel Dix.

For clarity, the part of the agricultural building the subject of this submission, is labelled as 'Building B' on the attached site plan. A concurrent Class Q application is submitted and that is labelled as 'Building A'. It is proposed that the Class Q and flexible commercial uses will relate to one another and create a live-work unit; that is; the office will be used by the occupant of the proposed dwelling. Whilst a legal agreement tying the uses together has not been submitted with the application, the applicant would be happy to provide, and pay the LPAs reasonable fees, for such an agreement at the request of the LPA or agree to a suitable condition being included in the decision notices. We invite a discussion once the applications are validated to ensure that the proposed flexible commercial use will not be seen to create an issue regarding residential amenity. Of course, we note that the existing dwellings are surrounded by agricultural land uses which are not considered to impact on the residential amenities experienced by the existing dwellings; a view that must also be taken in this instance.

The applicant's purchased the farmhouse around 5 years ago from a farmer that kept sheep in the barn as well as using it for agricultural storage, which was its last use. Therefore, the agricultural building, that is the subject of this application, was last used as a general-purpose agricultural building. Importantly, the building was used for agricultural purposes and has not been used for any other purpose since it was purchased by the applicant.

The general-purpose agricultural building is surrounded by fields and residential dwellings. The site is found on the B4069; Main Road; between Christian Malford and Dauntsey.

The site is not found within a National Landscape.

The agricultural building is primarily built from pre-cast reinforced concrete columns at regular centres supporting a lightweight steel roof structure and providing fixing points for the wall panels. The elevations are formed from a combination of precast concrete panel system, blockwork and profiled metal sheeting. The full details of the structure can be read in the enclosed structural survey provided by DSA.

Requirements

Willis & Co.

Planning Services, Wiltshire Council

April 2026

Christian Malford Farmhouse, Main Rd, Christian Malford, Chippenham SN15 4DF

The applicant intends to convert Building B up to a GIA of 107.1sq.msq.m, to be used as offices, of part of the agricultural building into a flexible use which means that the local authority only need to be advised (in writing):

(i) the date the site will begin to be used for any flexible use

It is the intention of the applicant to use Building B for a flexible commercial use, as edged in red on the enclosed plan numbered ZM-JH-01. The use will, commence on 7th September 2026.

(ii) the proposed nature of the use (or uses)

It is intended that the building will be used as a office (Class E).

(iii) a plan indicating the site / building(s) whose use will have changed

Please find enclosed a site plan with the relevant parts of the buildings edged in red.

We note that permitted development rights do not apply if any part of the land, site or building is:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

The site is not located in any of the areas listed above.

On the point of curtilage listed buildings, the Christian Malford Farmhouse (listed as Great Ridgeway Farmhouse) is a Grade II listed building (Historic England listed entry number: 1283206) and therefore we feel it relevant to discuss why this does not impact on the applicant's ability to apply for the proposed conversion of the agricultural building.

The agricultural building, that is the subject of this application, is not listed itself and while it being found within the curtilage of the listed building it is important to discuss the definition of curtilage in this regard. In the Martin Goodall book, A Practical Guide to Permitted Changes of Use (4th Edition)' the curtilage expressly defined in statute is discussed.

In paragraph B.2.2 on page 428 of the book it states:

Willis & Co.

Planning Services, Wiltshire Council

April 2026

Christian Malford Farmhouse, Main Rd, Christian Malford, Chippenham SN15 4DF

"The essential point that must be emphasised, and which is particularly important in relation to determining the curtilage of a listed building (as discussed in paragraph B.2.3 below) is the relationship that the curtilage bears to the building in question must be functional, and not merely spatial. The proximity of a building (such as a barn) that is alleged to be within the curtilage of a nearby farmhouse, even one that is very close to the barn, will not have the effect of placing it within the curtilage of the farmhouse in the absence of the essential functional relationship required by the rule in Sinclair Lockhart's Trustees..."

It is therefore quite clear that the agricultural building is not considered curtilage listed as it does not have a functional relationship with the listed building. They are not related in this manner and is only spatially close to the farmhouse. Therefore, the fact that the Christian Malford Farmhouse is listed does not have any bearing on the submissions and the conversion can be determined in relation to the regulations.

Proposed development

The applicants consider that the re-use of this part of agricultural building for a flexible use is making the best use of the building and in total accordance with the relevant permitted development rights.

The use itself will create offices in Building B with the internal layouts shown on the accompanying plans. Building A is also proposed to be used as a dwelling via Class Q permitted development rights. This is part of a concurrent application.

The building is structurally sound as shown by the enclosed updated structural report. The applicants commissioned a structural survey which was prepared by DSA dated 15th April 2026.

It is envisaged that the proposed office will be used by the applicants.

The flexible use will be provided with only 107.1sq.m of GIA; under 150sq.m.

Conclusion

In conclusion, as the proposed conversion is under 150sq.m, we consider that the proposed development meets the qualifications for the change of use to an office and the applicant only needs to inform the LPA of the proposed works.

Willis & Co.

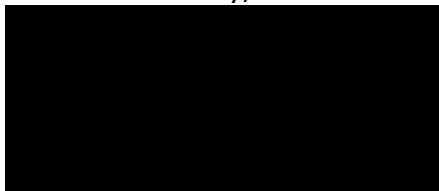
Planning Services, Wiltshire Council

April 2026

**Christian Malford Farmhouse, Main Rd, Christian Malford, Chippenham
SN15 4DF**

I trust this is clear and look forward to hearing from you shortly.

Yours faithfully,



Stuart Anderson BA (Hons) BTP MTP MRTPI