

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00535 & PL/2026/00847
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	Coles Farm, Alcombe, Box, Corsham, SN13 8QL
DEVELOPMENT DESCRIPTION:	Proposed internal and external works to an existing dwelling.
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission and Listed Building Consent for internal and external works to the property. The application is submitted on dual Householder Planning Permission and Listed Building Consent forms.

During the course of the application, additional floor plans with an accompanying written statement were provided in relation to the proposed opening up works, alongside further information to address Ecological matters, including the submission of a Preliminary Bat Roost Assessment. Additionally, the initial consultation response from Ecologists requested a pre-commencement condition be imposed seeking the provision of a Construction Method Statement (CMS). To avoid the imposition of such condition, the required CMS was submitted during the course of the application and deemed satisfactory by Ecologists and therefore this specific pre-commencement condition was removed.

Given that there are several elements within the application, they are each discussed in the subsections below:

External Works:

- Minor external alterations comprising opening up of a lightwell within the basement and closing over of a door to the ground floor

Internal Works:

- Creation of dedicated wine store in basement space
- Proposed new pantry to the kitchen alongside new joinery within the kitchen and boot room
- Reconfiguration of first floor master bedroom and dressing room, re-opening historic fireplaces and reinstating historic features
- Upgrades to all bathrooms with new sanitaryware

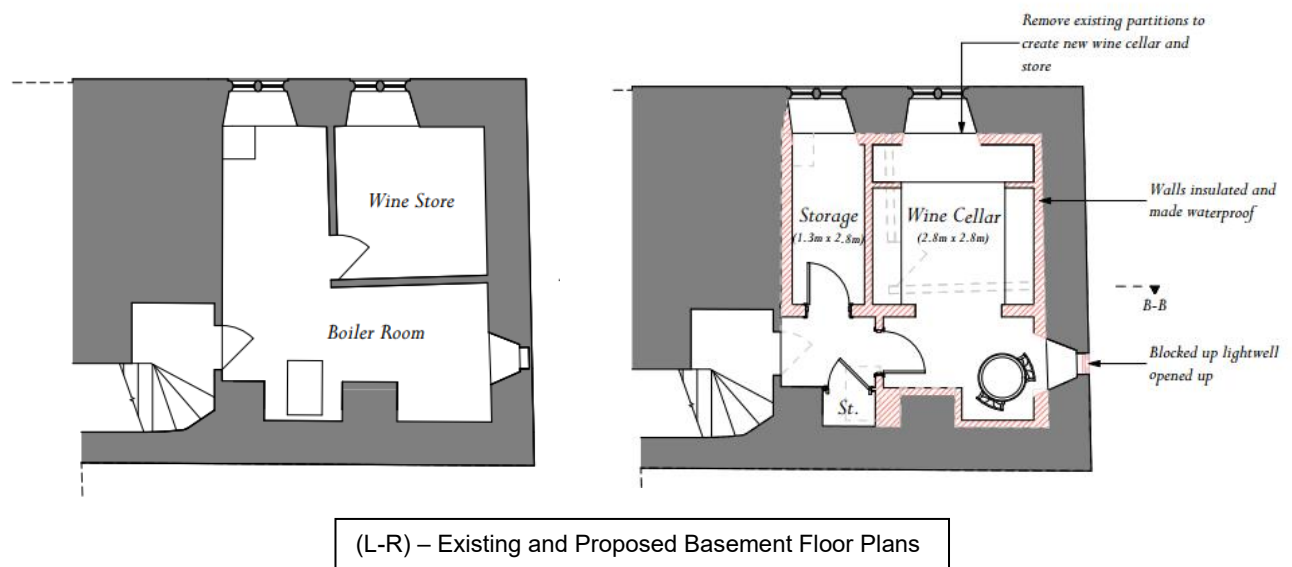
External works

It is proposed to open up a lightwell currently serving the basement to help facilitate the creation of a dedicated wine store within the space. Currently the lightwell is blocked, thereby

reinstating this within the space will enable natural light and ventilation to this part of the building, whilst helping to reinstate a previously historic feature to the property. Additionally it is proposed to seal shut an existing door to the ground floor which currently serves the existing living room, which enables the room to be reconfigured for furniture and fittings.

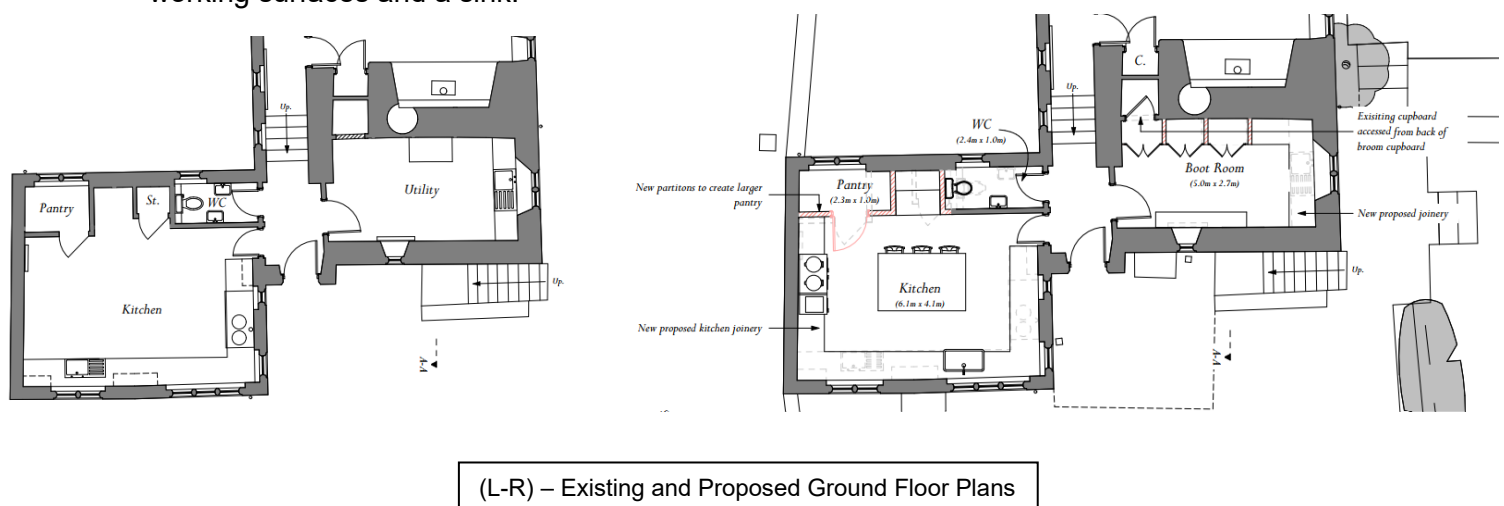
Internal Works – Wine Store

A degree of internal configuration would be required to create the wine store within the basement, with both the removal and insertion of internal partitions and doors proposed to create the wine cellar with a separate dedicated storage area, however the overall footprint remains unchanged. The extracts below demonstrate the existing and proposed arrangements, together with illustrating the location of the lightwell:



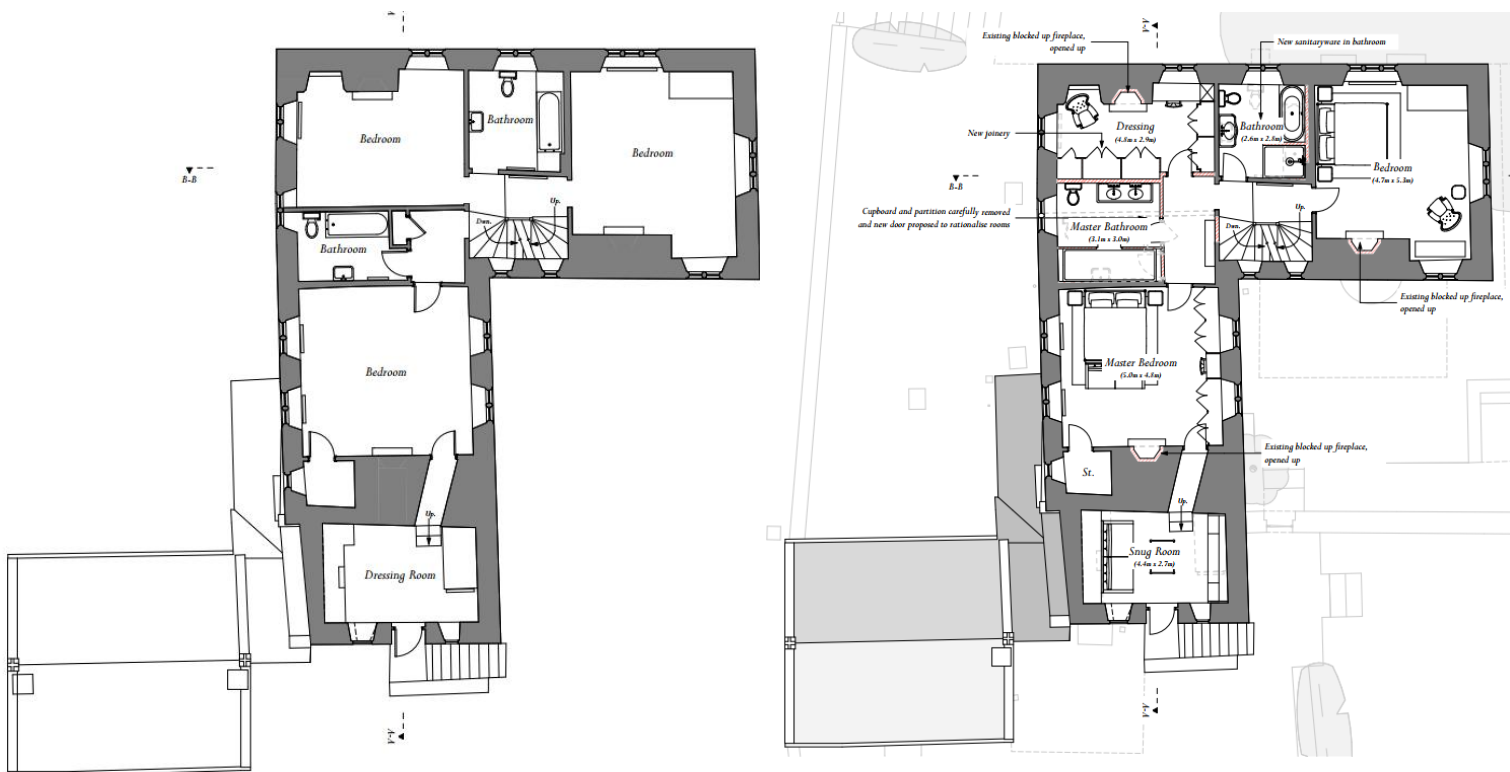
Internal Works – Works to the kitchen

Whilst a pantry is already located within the ground floor kitchen, it is proposed to insert new internal partitions in order to enlarge the pantry but retaining its current position within the room. New kitchen joinery is also proposed to expand the current working surfaces and storage. Additionally, it is proposed to convert the existing utility room into a boot room, with the insertion of partition walls to create storage areas with the existing cupboard accessed via the rear of the broom cupboard. New joinery is proposed within the boot room to create working surfaces and a sink.



Internal works – First Floor

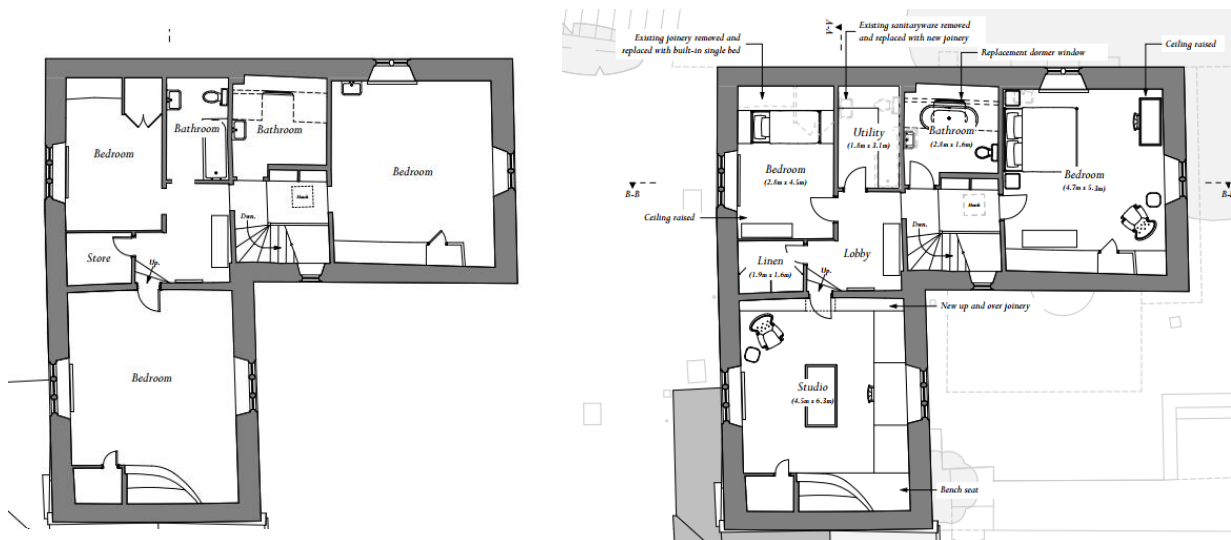
It is proposed to convert one of the existing bedrooms on the first floor to become a dressing room whilst simultaneously enlarging the existing bathroom situated between 2 existing bedrooms, enabling one of the bedrooms to be transformed into the master suite (which the dressing room and bathroom would serve). To facilitate the enlarged master bathroom, it would be necessary to remove an existing internal partition and cupboard, whilst inserting a new access door. New sanitaryware is proposed to both the master bathroom and secondary bathroom on the first floor, alongside the proposition of opening up 3 existing blocked fireplaces within the first floor – located within the new dressing room and within both bedrooms on the first floor.



(L-R) – Existing and Proposed First Floor Plans

Internal works – Second Floor

Currently, the second floor houses 3 bedrooms, 2 bathrooms and a store room. It is proposed to convert one of the bathrooms into a utility room by removing the existing sanitaryware and replacing with new joinery. One bedroom would be changed to become a studio, whilst a further bedroom would have existing joinery removed and a new bed in-built.



(L-R) – Existing and Proposed Second Floor Plans

SITE DESCRIPTION/CONTEXT

The site known as Coles Farmhouse is a detached building set in a rural location within the hamlet of Alcombe on the outskirts of Box, accessed via a side road off Bath Road. The property is a highly significant Grade II* listed farmhouse of the mid-17th century with later 17th-century additions, with the building considered being of high architectural and historic interest. The property benefits from extensive grounds to the front and rear of the main building with further detached outbuildings within the curtilage, with the site located within the North Wiltshire Green Belt and Cotswold National Landscape. The property is constructed of local rubble stone under a stone-tiled roof with coped gables dated 1646 and 1685. The property displays a varied built form across all elevations resulting from historic extensions added over a period of time, with a central pitched roof with a pair of prominent gables positioned at opposing ends of the principal elevation facing the main road, with further gables across the remaining elevations. The property is accessed via a twentieth century door to the side elevation, where a former outbuilding (now a kitchen) adjoins the main building. The surrounding area is largely rural and features a sprinkling of domestic properties and buildings of varying forms and construction materials.



Photos of existing building

(L) – Main elevation fronting the road and (R) – Main entrance adjoining the converted outbuilding

The official listing description of the property from the Historic England website is as follows:

List entry Number: 1022715

County: Wiltshire

District: Wiltshire (Unitary Authority)

Parish: Box

Grade: II*

Date first listed: 20-Dec-1960

Listing NGR: SU4583476985

Statutory Address: PAINSWICK LODGE

Details:

ST 86 NW BOX ALCOMBE

2/2 Coles Farmhouse

20 12 60 II*

House, dated 1648 and 1685, rubble stone with stone tiled roof, coped gables and paired diagonal end wall stacks. Two and a half storeys with additional attic, L plan. Recessed ovolo-moulded mullion windows. East front with 2 gables, each with single light over 3-light window, both with hoodmoulds. First floor, two 2-light windows to left under single hoodmould, ground floor 3-light each side of 2-light window, replacing door, continuous hoodmould stepped; over the 2-light window. C20 lean-to to right connecting with C20 projecting gabled single storey kitchen. Left gable dated PW 1646, right gable E/W/S 1685. South gable end is paired with south gable on rear wing. Hipped dormer between gables. Attic blank keyed oval over 2-light window with hood to left gable, first floor 3-light with hood and relieving arch to left, 2-light with hood to centre and 2-light with hood to right side. Ground floor: 4-light with king-mullion has relieving arch left, centre 2-light window, under linked hoodmoulds. Plank door in moulded Tudor-arched surround with imposts, keystone and hoodmould to right side. Left side has moulded plinth stepped over two 2-light basement windows. West gable end, coped gable, blank oval in apex, 2-light attic window with dripstone, 3-light first floor window with hood and relieving arch and 4-light ground floor window with dripcourse stepped over window. North side-wall paired diagonal stacks, single light and 2-light window with hoodmoulds to first floor, similar windows below with stepped dripcourse. To left 3 stepped stair lights with hoodmould. Rear of main front has gable with 3-light attic window and hood, 2 first floor 2-lights with continuous hood and ground floor door in moulded doorcase with single light to left and 2-light-to right, all with hoods. North end gable has attached outbuilding with ground floor single light and hood to left of stone steps up to upper door flanked by small 4-light pointed vent loops. Above left vent loop, a late medieval 2-light small window with ogee heads to lights. West side has one ground floor 2-light ovolo-moulded window with hood. To left of gable-end a reset Tudor-arched doorcase with hood. Interior has chamfered and stopped beams, large north end elliptical arched chamfered stone fireplace and south end Tudor-arched moulded fireplace with moulded shelf. Dog-leg stair with flat balusters and acorn finial newel posts. South-west room has C17 plaster frieze of griffins flanking shields and plaster decoration to ceiling. Fine C17 stone fireplace with fluting in frieze and shield spandrels, but not the same fireplace with in frieze fluting and shield spandrels, but not same fireplace as illustrated in late C19 engraving by H.Hall, Archit. Assoc. SketchBook, 3rd set, Vol.7; (N.M.R.). Further Tudor-arched stone fireplaces upstairs. House belonged to the Webb family from c1633.

Listing NGR: ST8111369201

The application site is subject to the following planning policy constraints:

- Cotswold National Landscape
- North Wiltshire Green Belt
- Grade II* Listed Building
- Bat SAC Zone of Impact
- Countryside Character Area – Cotswolds
- Risk of groundwater flooding – Low
- Archaeology Monument Lines and Polygons – Coles Farm and Coles Farmhouse

PLANNING HISTORY

Proposal / Summary
N/90/00073/LBC - Listed building consent Decision - Approve with Conditions Date: 4/5/1990 – ALTERATIONS WITHIN THE CURTILAGE OF A LISTED BUILDING - DOUBLE GARAGE
N/90/00015/FUL - Full planning permission Decision - Approve with Conditions Date: 4/5/1990 – ERECTION OF DOUBLE GARAGE
N/93/01044/FUL - Full planning permission Decision - Approve with Conditions Date: 13/7/1993 – REMOVAL OF EXISTING GREENHOUSE AND ERECTION OF NEW GREENHOUSE ON EXISTING FOUNDATIONS REPLACEMENT GREENHOUSE
N/11/01909/FUL - Full planning permission Decision - Approve with Conditions Date: 6/9/2011 – Relocating Boundary Wall
N/11/01914/LBC - Listed building consent Decision - Approve with Conditions Date: 6/9/2011 – Relocating Boundary Wall
16/06087/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 26/9/2016 – Replacement Windows
ENQ/2025/01728 - Pre-Application enquiry Decision - Pre-App Response Date: 8/1/2026 – Proposed internal and external works to an existing dwelling and residential outbuildings, and the reintroduction of a swimming pool.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Box Neighbourhood Plan – Status: Designated

Cotswolds National Landscape Management Plan 2025-2030

- Policy CE1: Landscape

- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies
- Policy CE7: Historic Environment and Cultural Heritage

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015)

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12 – Achieving well designed places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Principle of development
- North Wiltshire Green Belt
- Design and Impact upon the upon the character and context of the area and impact to the National Landscape
- Residential amenity
- Heritage Impact
- Bath and BOA Bat Sac

CONSULTATION RESPONSES

Box Parish Council: No objection

Wiltshire Council Archaeology: No comment

Historic England: Comment –

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Wiltshire Council Conservation Officer: No objection (subject to condition) –

No objection to the proposed internal works detailed to this building.

The application is well-detailed and demonstrates a robust understanding of the features and significance of this listed building. The application is based on a sound understanding of the fabric and evolution of this building. The works in question are limited to areas of the building that have previously been amended the proposed removal of internal fabric is therefore logical and will not impact on the historic or evidential values of the building.

The proposed external works are limited to the locking or blocking of historic doors - such works have been well detailed and are considered in the longterm to be fully reversible and thus will not harm the historic or architectural values of the building.

Given the detailed nature of the submission, extensive conditions need not be applied. I suggest our standard timescale condition approved plans condition and the following:

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Wiltshire Council Ecology: When initially consulted, Ecologists requested for a specific further information to clarify aspects of the proposed works. Upon the submission of the requested information, Ecology were reconsulted with a summary of their comments as follows:

- The Preliminary Bat Roost Assessment identified a low number of bat droppings in the main roof space of the house, with low number of potential access features on the house, including loose and raised stone tiles and gaps in stonework
- No evidence of roosting bats was present in the basement.
- The results of the surveys indicate that the building contains a day roost for low numbers of brown long-eared bats.
- Should access to the roof spaces be required, at any point, then a pre-works inspection and supervision by a Licensed Bat Ecologist is recommended within the Preliminary Bat Roost Assessment.
- The development does not involve the removal of mature vegetation, trees, hedgerows or other landscape features that typically provide key foraging or commuting habitats for SAC bat populations

REPRESENTATIONS

The application was publicised by press advert, the erection of site notices on site for both the Householder and Listed Building applications and direct neighbour letters to surrounding properties. However, no comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of Development

The proposed works include internal and external alterations to a residential property, the principle of which is established as acceptable. However, since the application site is located within the North Wiltshire Green Belt, an assessment must also be undertaken as to whether the proposals constitute "inappropriate development" for the purposes of section 13 to the NPPF. That assessment is undertaken in the sub-section immediately below. The detail of the proposals must also be assessed against all other relevant policies, with assessment undertaken in the relevant sub-sections below.

North Wiltshire Green Belt

Great importance is attached to Green Belts and new development within the Green Belt is highly restricted by national planning policy. Paragraph 153 to the NPPF is unequivocal in stating that *inappropriate* development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 of the NPPF states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Before then going on at paragraph 154 to identify exceptions to that policy, setting out forms of development which may be *not inappropriate* in the Green Belt (known as exceptions (a) though to (h). Of most relevance in this instance is exception (c), which states:

The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

With reference to exception (c), “original building” is defined within the Annexe 2: Glossary to the NPPF as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Whilst the precise date of construction of the original building is unknown, it is believed to originate from circa 1648, with the available information indicating that the existing building has been subject to enlargement historically. Post 1978 and using available resources, the identified approved applications are as follows:

- N/90/00015/FUL – Erection of double garage
- N/93/01044/FUL – Removal and replacement of greenhouse on same footprint
- N/11/01909/FUL & N/11/01914/LBC – Relocating boundary wall

The proposal does not seek to extend the existing footprint of the building, more so focusing on internal and external alterations to the fabric of the building, the internal layouts and fixtures and fittings, thereby not resulting in a demonstrably larger footprint than presently exists. Therefore, the proposal is considered to meet the exception under paragraph 154(c).

Similarly, given that the proposed works would not increase the existing footprint or built form of the building, the design and scale of the proposed works do not significantly impact the openness of the Green Belt when comparing the existing and proposed built form. In the context of its Green Belt location, the proposal is considered proportionate to the original built form and would enable the fundamental aim of preserving the openness of the Green Belt. Therefore, the proposals are not considered to constitute inappropriate development in the North Wiltshire Green Belt.

Design and Impact upon the upon the character and context of the area and impact to the National Landscape

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire’s distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are

conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

Section 12 of the NPPF expects a good standard of design, whilst Section 13 focuses on protecting green belt land. Section 15 details conserving and enhancing the natural environment. The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development

The property occupies a relatively exposed position within the setting, with far reaching views within the Cotswold National Landscape to the front, side and rear of the building. Given its semi-isolated position, visibility of the building is possible from within the surrounding area. As previously stated, the majority of the proposed works are centred around internal alterations to the building and its layout, with no proposed increase in footprint to the building or external alterations that would demonstrably alter the existing character and appearance of the building. The extent of the external alterations comprise opening up of a lightwell within the basement and the closing over of a door to the ground floor which, given the buildings position behind an established large stone wall and existing landscaping to the boundary, would be predominantly shielded from public view. These works would be considered sympathetic to the property and its established character and appearance, as well as respecting and preserving the high architectural and historic interest of the building.

Overall, it is considered that the proposal would not give rise to unacceptable visual impact to the main building, its setting and the surrounding area whilst conserving the views within the National Landscape. No external lighting is proposed and the design is compatible with the existing building, the setting of the building and the surrounding area and for this reason, the proposal would accord with WCS Core Policies 51 and 57, as well as Policies CE1, CE4 and CE6 of the Cotswolds National Management Plan, the Wiltshire Design Guide and the relevant sections of the NPPF.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in proximity to the application site are Briary Orchard to the NW and Holbutts Farm to the SE. Given the rural location and the settlement pattern of the area, the separation

distances between the application site and these properties is somewhat extensive. The proposal does not seek to enlarge the existing footprint or built form of the main building, with no additional fenestration proposed that would directly overlook these properties or result in loss of privacy. The majority of the proposed works are centred internally within the main building, and therefore it is considered that the proposal will not result in unacceptable impact to residential amenity, loss of light or overbearing effects. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 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 202 stated: '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, where appropriate, securing its optimal viable use', whilst 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.

The property is a grade II* listed building in a prominent position on the roadside within Alcombe. The significance of the dwelling as a heritage asset is clearly derived from its architectural appearance and date of construction of the main house, together with the internal and external detailing as described within the official listing description.

The proposal does seek to alter both internal and external features of the property, including the removal and insertion of partition walls to alter the internal layout of the rooms across various floors throughout the building. The exterior of the building will largely remain as per the existing appearance, with external works centred around the opening up of a lightwell within the basement and the closing over of a door to the ground floor. Arguably the internal works proposed feature across all floors of the property, including the basement.

No objections have been raised by the Wiltshire Council Conservation Officer. They observe that the application is well-detailed and shows understanding of the significance of the building, with the works proposed to limited areas throughout the building which have previously been amended, therefore it is considered that the proposed removal of internal fabric will not impact the historic value of the building. Furthermore, given the limited extent of the external works, elements of the proposal are considered to be fully reversible in the long term and would not result in harm to the historic or architectural values of the building.

The submission provides very detailed plans and supporting information to outline the proposed works, giving sufficient information regarding the design and architectural details of the scheme. As a result, it is considered that extensive conditions are not required to be imposed requiring further technical information to be submitted post-approval, however the Conservation Officer has requested for the following condition to be included should the applications be approved:

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall, the proposed internal and external alterations are considered to preserve the special architectural and historic interest of the heritage asset. The proposed external alterations do not obscure or compete with any significant historic features, with the internal alterations considered sympathetic to the historic integrity of the building and its overarching character. The proposal is not considered to result in harm to the significance of the listed building or its setting, thereby conserving the heritage asset. No objections have been raised by the Conservation Officer and the development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

The wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. It is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary. The Bat Special Areas of

Conservation (SAC) Planning Guidance for Wiltshire provides guidance on planning decisions, including householder development.

At section 7 of the guidance is a summary of the process. The site falls within a Core Area of the SAC and the proposal may be considered to potentially impact upon a Sensitive Feature as defined by section 3.1 and 4.1 of the guidance i.e. potential roost in the building.

Externally, the development does not involve the removal of mature vegetation, trees, hedgerows or other landscape features that typically provide key foraging or commuting habitats for SAC bat populations and the wider foraging resource and established commuting corridors within the surrounding landscape will remain unaffected.

The Preliminary Bat Roost Assessment identified a low number of bat droppings in the main roof space of the house, with low number of potential access features on the house, including loose and raised stone tiles and gaps in stonework, however no evidence of roosting bats was present in the basement. The results of the surveys indicate that the building contains a day roost for low numbers of brown long-eared bats. The Preliminary Bat Roost Assessment states that the internal renovation works will not impact on roosting bats, with no works proposed to the roof or roof spaces. However, should access to the roof spaces be required, at any point, then a pre-works inspection and supervision by a Licensed Bat Ecologist is recommended within the Preliminary Bat Roost Assessment.

No new lighting is proposed as part of the development and in the absence of such, together with retention of all vegetation, it is very likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected. However, given the roof space is used as a bat roost, the Applicant is advised that that a Natural England licence may be required if any works are to affect the identified roosts before any work is undertaken to implement this planning permission.

Whilst no objections are raised by Wiltshire Council Ecologists to the proposed works, it has been requested for conditions to be imposed to ensure that the works are carried out in strict accordance with both the Preliminary Bat Roost Assessment and the Construction Method Statement, with further restrictions on the installation of external light fixtures or fittings to the site without prior consent from the LPA.

Therefore, it is considered that the proposal will meet with the requirements of policy CP50 to the Wiltshire Core Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015) and relevant legislative duties. Nonetheless, informatics are considered helpful to remind the developer of their responsibilities to protected species.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

By reason of the scale, design and nature of the proposed internal and external alterations, the proposed development is considered to be acceptable. The proposed works to the main building will not result in any disproportionate additions or harm to the openness of the North Wiltshire Green Belt. Furthermore, the proposed works enable sympathetic alterations that preserve the character and appearance of the main building, as well as the setting of the heritage asset, whilst it is considered that the proposed works will not result in harm to the significance and architectural integrity of the main heritage asset with no objections raised by the Conservation Officer. The development would not result in unacceptable visual harm to the character and appearance of the locality and is considered sympathetic development within the setting of the Cotswolds National Landscape which ensure views into and out of the setting are conserved and enhanced. Whilst it is very likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected, it is noted that there is the potential requirement for a Natural England license if any works are to affect the identified roosts before any work is undertaken to implement this planning permission.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Cotswolds National Landscape Management Plan, the Wiltshire Local Plan, and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

6564/DE01 – Basement Demolition Plan received 26.01.26
6564/DE02 – Ground Floor Demolition Plan received 26.01.26
6564/DE03 – First Floor Demolition Plan received 26.01.26
6564/DE04 – Second Floor Demolition Plan received 26.01.26
6564/DE05 – Roof Demolition Plan received 26.01.26
6564/DE06 – South East Demolition Elevation received 26.01.26
6564/DE07 – North East Demolition Elevation received 26.01.26
6564/DE08 – North West Demolition Elevation received 26.01.26
6564/DE09 – South West Demolition Elevation received 26.01.26
6564/DE10 – Proposed Demolition Section A-A received 26.01.26

6564/PL01 – Location Plan received 26.01.26
 6564/PL03 – Proposed Block Plan received 26.01.26
 6564/PL05 – Proposed Site Plan received 26.01.26
 6564/PL06 – Proposed Basement Plan received 26.01.26
 6564/PL07 – Proposed Ground Floor Plan received 26.01.26
 6564/PL08A – Proposed First Floor Plan received 29.01.26
 6564/PL09A – Proposed Second Floor Plan received 29.01.26
 6564/PL10 – Proposed Roof Plan received 26.01.26
 6564/PL11 – Proposed South East Elevation received 26.01.26
 6564/PL12 – Proposed North East Elevation received 26.01.26
 6564/PL13 – Proposed North West Elevation received 26.01.26
 6564/PL14 – Proposed South West Elevation received 26.01.26
 6564/PL15 – Proposed Section A-A received 26.01.26
 6564-A-6564/PL26 – Basement Window Detail (1) received 26.01.26
 6564-A-6564/PL27 – Basement Window Detail (2) received 26.01.26
 6564-A-6564/PL28A – Blocked Entrance Door Detail received 05.02.26
 6564/A/71 – Basement Floor Opening Up Works Plan received 17.03.26
 6564/A/72 – Ground Floor Opening Up Works Plan received 17.03.26
 6564/A/73 – First Floor Opening Up Works Plan received 17.03.26
 6564/A/74 – Second Floor Opening Up Works Plan received 17.03.26
 Preliminary Bat Roost Assessment April 2026 received 22.04.26
 Construction Method Statement received 21.05.26

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

3. The development will be carried out in strict accordance with the following documents:

- Preliminary Bat Roost Assessment. April 2026. Seasons Ecology. Report Ref. SEB3147_01 V4;
- Construction Method Statement. Coles Farm, Alcombe, Box, Corsham, SN13 8QL.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural

and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES:

Bat Roost

The roof space of Coles Farm, Alcombe, Box, Corsham, SN13 8QL is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence may be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

6564/DE01 – Basement Demolition Plan received 26.01.26
6564/DE02 – Ground Floor Demolition Plan received 26.01.26
6564/DE03 – First Floor Demolition Plan received 26.01.26
6564/DE04 – Second Floor Demolition Plan received 26.01.26
6564/DE05 – Roof Demolition Plan received 26.01.26
6564/DE06 – South East Demolition Elevation received 26.01.26
6564/DE07 – North East Demolition Elevation received 26.01.26

6564/DE08 – North West Demolition Elevation received 26.01.26
6564/DE09 – South West Demolition Elevation received 26.01.26
6564/DE10 – Proposed Demolition Section A-A received 26.01.26
6564/PL01 – Location Plan received 26.01.26
6564/PL03 – Proposed Block Plan received 26.01.26
6564/PL05 – Proposed Site Plan received 26.01.26
6564/PL06 – Proposed Basement Plan received 26.01.26
6564/PL07 – Proposed Ground Floor Plan received 26.01.26
6564/PL08A – Proposed First Floor Plan received 29.01.26
6564/PL09A – Proposed Second Floor Plan received 29.01.26
6564/PL10 – Proposed Roof Plan received 26.01.26
6564/PL11 – Proposed South East Elevation received 26.01.26
6564/PL12 – Proposed North East Elevation received 26.01.26
6564/PL13 – Proposed North West Elevation received 26.01.26
6564/PL14 – Proposed South West Elevation received 26.01.26
6564/PL15 – Proposed Section A-A received 26.01.26
6564-A-6564/PL26 – Basement Window Detail (1) received 26.01.26
6564-A-6564/PL27 – Basement Window Detail (2) received 26.01.26
6564-A-6564/PL28A – Blocked Entrance Door Detail received 05.02.26
6564/A/71 – Basement Floor Opening Up Works Plan received 17.03.26
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REASON: For the avoidance of doubt and in the interests of proper planning.

3. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.