

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02533
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Great Lodge Farm, Cadley, Marlborough, SN8 4NE
DESCRIPTION OF WORKS:	New rooflight and creation of two new double door openings (with glazed doors) in single storey rear outbuilding 'wing'.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Great Lodge Farm is a grade II listed building located to the west of the small linear hamlet of buildings that make up rural Cadley on the western edge of Savernake Forest. A former farm out, it dates from the late 17th century, with 18th, 19th and 20th century alterations and extensions. The latest approvals in 2025 were works to an attached single storey outbuilding (former stables), to provide additional living accommodation by relocating the kitchen into this building. The wider complex includes a barn, hay barn and granary, all of which are grade II listed in their own right. It is within a rural setting and not visible from the road, with its own driveway extending from the main road, so a traditional historic rural farmstead, which is characterful of this part of Wiltshire on the edge of the Marlborough Downs.

The list entry, for means of identification purposes only, provides the following description:

Farmhouse. Circa late C17; extended C18 and circa early C19. Stone rubble with red brick dressings; brick rear wings. Clay plain tile roofs with half-hipped ends. Brick axial and gable-end stacks.

PLAN: 3-room plan with lobby entrance with winder staircase in front of axial stack with back-to-back fireplaces heating parlour on the right and hall/kitchen on left; beyond the hall/kitchen an unheated service room. Behind the left end an C18 kitchen wing, and a shorter wing was built behind the hall in about the early C19.

EXTERIOR: 2 storeys and attic. Asymmetrical 4-window NE front, 2 and 3-light casements with glazing bars, cambered brick arches to ground floor windows, small single-light window above C20 glazed door to right of centre. Two blind elliptical arches in NW end. At rear [SW] brick gable-ended wing on right and smaller hipped roof wing at centre.

INTERIOR: Parlour and hall/kitchen have chamfered axial beams with run-out stops, hall with exposed joists; parlour has fireplace with curved brick back and C18 chimneypiece with moulded cornice shelf; hall has large brick fireplace with chamfered timber bressumer with run-out stops. Wall between hall/kitchen and service room on left partly removed. Kitchen in rear wing has axial beam with slight chamfer with run-out stops and large fireplace with unchamfered cambered timber bressumer. First floor chambers have chamfered axial beams with run-out stops. Exposed in attic chambers collar trusses with struts and staggered tenoned purlins. Plank doors.

PROPOSAL

New rooflight and creation of two new double door openings (with glazed doors) in single storey rear outbuilding 'wing'.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/53528/F - Full planning permission Decision - Approve with Conditions Date: 15/2/2006 – Alterations to farmhouse and conversion of stables to ancillary residential use
K/53529/LBC - Listed building consent Decision - Approve with Conditions Date: 15/2/2006 – Alterations to farmhouse and conversion of stables to ancillary residential use.
K/40232/L - Listed building consent Decision - Approve with Conditions Date: 30/11/2000 – Alterations and extension.
K/39607 - Full planning permission Decision - Refused Date: 17/8/2000 – Alterations & Extensions
K/40066 - Full planning permission Decision - Approve with Conditions Date: 30/11/2000 – Alterations and extension.
ENQ/2025/00105 - PD Enquiries Decision - PP Not Required Date: 22/1/2025 – Planning history search
PL/2025/05392 - Householder planning permission Decision - Approve with Conditions Date: 20/10/2025 – Alterations to openings and internal alterations.
PL/2025/05478 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 20/10/2025 – Alterations to openings and internal alterations.
PL/2025/08910 - Approval of details reserved by a condition Decision - Approve Date: 30/12/2025 – Discharge of condition 3 (External Joinery Details) for PL/2025/05478 - Alterations to openings and internal alterations

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 16 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.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 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 210 requires local planning authorities to 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': 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.
- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

- Savernake Parish Council – no objections.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application:

- None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

- Design, Access and Heritage Statement

The supporting information listed above is considered to be sufficient information to support the application, and is considered a thorough yet proportionate assessment of the significance of the designated heritage asset and the impact of the proposals on this significance.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis:

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its vernacular architecture, materials and traditional detailing, typical of a farmhouse within the local area, being built of local Sarsen stone rubble under a clay tile roof. The building would have originally be thatched, but this is now clay tiles, which is also traditional for the area, whether thatch has been lost or not. The significance includes its interest as a farmstead, with surviving historic farm buildings, also traditional of the area.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposal is to add two new rooflights and two pairs of double-door openings on the single-storey former farm building to the south-west of the main house. At some point in the building's history, this range was attached to the main house, and incorporated a new kitchen and utility room. The remainder to the building was still a stable range, until approval in 2004, which gave permission for it all to be residential use, and had a home office and games room. Prior to this, the stables had 5 sections of glazing within the clay tiled roof, acting as rooflights to provide natural light within the stalls.

Although this part of the building was not listed in its own right, it is now physically attached to the main listed building, whose living accommodation has been extended into it.

The two new rooflights will be in line with two existing rooflights on the south-east roof slope, and provide a source of natural light to the enlarged kitchen/dining room within this part of the building. The rooflights will be 'conservation style' to match the existing.

The two new door openings are on the south-east elevation – they will match an existing curved arched doorway, which was given consent in 2004. Whilst conservation best practice aims to limit new openings within historic fabric, in this instance, this part of the building is of less significance than the main house, and is read more as 'curtilage listed' despite having been physically attached to the main house, due to its original/previous functions as a stable range. The two new openings have been designed to fit with the existing detailing, to retain a degree of visual harmony, visually complementing the existing elevational treatment.

The proposals are not considered to cause any harm to the overall significance of the main farmhouse and although historically this elevation had limited openings, the building has evolved since its conversion to residential. Whilst openings within converted farm buildings can change their character to something more overtly domestic, i.e. losing its original identity via unsympathetic changes, in this instance the sensitively designed openings respect detailing traditional of such a farm/outbuilding, and the setting will be preserved.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N/A
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

N/A

CONCLUSION

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In this case, the impact of the proposals on designated heritage asset will be relatively neutral, due to the part of the building subject to the application not being originally part of the main farmhouse: it would essentially be considered curtilage listed, but the domestic accommodation has been extended into it. This part of the building is now in residential use, yet despite the new openings will retain its outbuilding and ancillary character, without causing harm to the significance of the main listed building or its setting, and the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

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

- Standard time limit
- Approved plans
- Joinery details
- No cut bricks – to be correctly formed from headers and closers.