

3rd June 2026

Our Ref: SWLC.LPC6347

Development Services – Central
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 0RD

Dear Sir/Madam

Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990
Hawthorn Cottage, Mildenhall, Marlborough, Wiltshire, SN8 2LR

Please find enclosed a duly completed householder application and associated Listed Building submission regarding the removal of a garden room, tile hanging to replace white painted timber boarding, new garden walling and provision of a lean-to to greenhouse. All matters presented are made in retrospect.

My clients purchased the above property in 1981, and it was listed in 1985.

It is understood that in the mid-1960s a single storey flat roofed timber framed garden room was added to the southern main gabled part of the building. When my clients purchased the house, it was already showing signs of structural deterioration. The felt roof had been repaired on several occasions, and the weather boarding was rotting in parts. My clients replaced the timber French windows and side door with aluminium double-glazed units. However, despite more years of attempted repairs the roof failed again, and also the heating pipes froze and burst, flooding the room, and lifting the flooring.

It was concluded that by the early 1990s the structure was beyond economic repair. Naively my clients assumed, as the structure was not original it could be simply replaced. The photographs inserted on the following page are from 1985/6 and are the only images of the original structure my clients have been able to find. They reinforce though that the structure was a utilitarian addition and not contemporaneous with the house. That is confirmed by historic mapping too.



By removing the timber framed structure the original property was revealed, showing its staged construction (as shown in the coloured current photograph below). Furthermore, the main backdoor was no longer internal. The second photograph below dates from June 1938 and reinforces the building's original uncluttered rear elevation. The timber painted French doors in the current image clearly reflect the proportion of the two first floor windows above.



The use of white painted timber weatherboard cladding was mirrored with the garden building on the rear face of the single storey side wing. Both additions were stark and not traditional finishes, contrasting poorly with the dominant use of bricks. Accordingly, the side wing's cladding was replaced with tile hanging as shown in the photograph inserted below. The side extension is believed to have been built in the 1960's and was thus added at a similar time to the garden room. The tiles now present by reason of the mottled hue and colouring are considered to better compliment the main use of bricks.



Finally, in association with the reinstatement of the garden area, following the removal of the garden room, the space was defined with new brick walls, and some timber trellising. On the eastern side of the extended higher section a lean-to greenhouse was constructed. Again, naively my clients thought the modest changes did not require consent. The following photographs show the areas changed within the garden, and which complete the scope of the enclosed application.







Your records will show that by application K/57567/F and K/57565/LBC planning permission and Listed Building Consent respectively were granted for works to renovate a timber framed outbuilding and extend the boundary walling to the property's north western corner, at the end of the tile hung wing. No comments were apparently made at that time regarding those retrospective matters identified, and the photograph inserted on the next page shows the acceptable juxtaposition between the renovated brick and timber framed structure and the adjacent tile hung wing, which would have been present at the time of that application. The purpose of this application is therefore to simply provide a more formally sanctioned position to that tolerated on its face as my clients are contemplating selling the house.



The Historic England Listed Schedule for the application property is inserted below. It is relatively brief and makes no reference to the modern elements present at that time of the houses immediate setting.

SU 26 NW MILDENHALL MILDENHALL (south side)

6/154 Hawthorn Cottage

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House. Mid C18. Brick with tiled roof. 2-storey, 4 irregular bays with entrance now in first bay, probably reset from centre position where through hall. 6-panel and fielded door, upper panels glazed. 12-pane sashes with heavy glazing bars, wide boxes and segmental heads. Gable stacks.

Section 66 to The Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 207 of the NPPF states 'that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any Heritage Asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal or their significance.' Heritage Assets are defined as:

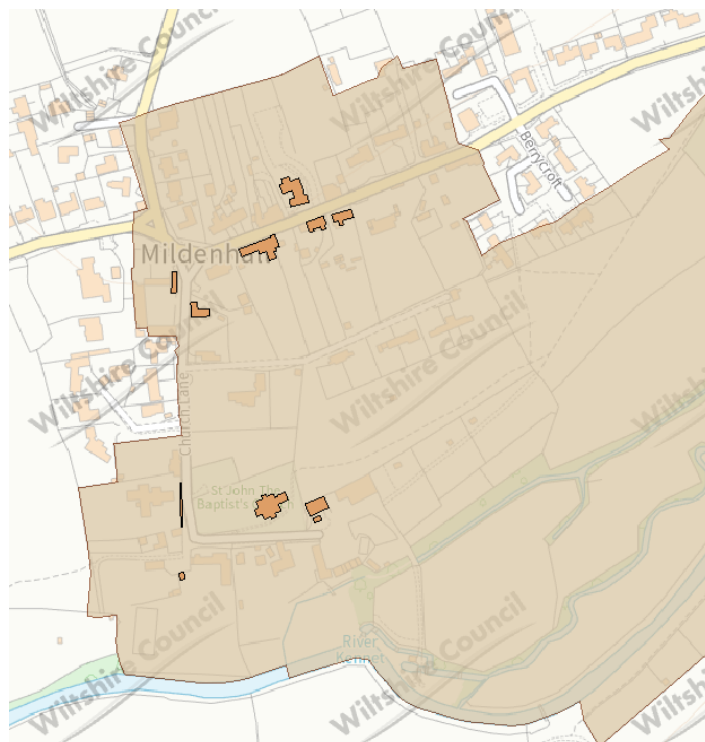
'A building, monument, site, place, area or landscape identified as having a degree of significance meriting considering in planning decisions, because of its heritage interest. Heritage Asset includes designated Heritage Assets and assets identified by the Local Planning Authority (including local listing).'

Paragraph 210 advises that in determining planning applications Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- The desirability of new development making a positive contribution to the local character and distinctiveness.

Paragraph 215 adds that 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 including, where appropriate, securing its optimum viable use.

The application site lies within the village Conservation Area as shown below, and as part of a group of other nearby Listed Buildings



Section 72(1) of the same Act referred to above also requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas, as a designated Heritage Asset

With regard to the building's heritage significance, such 'Significance' can be defined as the 'value of a heritage asset to this and future generations because of its heritage interest. Significance is unique to a place, and it is therefore important to identify such, as the purpose of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at all opportunities. Significance can be eroded through, for instance, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefit.

Hawthorn Cottage and its historic neighbours sit close to the village through road and have extensive gardens to the south which are private and obscure from public view largely by the built screening afforded by the houses themselves. The area's built qualities derive from the dominant use of brick and plain clay tiles, and the traditional period architecture.

Those works which have been executed in error have though clearly not been contentious as they have been sensitively assimilated over a substantial period of time. Indeed, if the property was not listed the changes would have become lawful by the sheer effluxion of time. This of course means that in isolation the changes made in the Conservation Area have passed the usual statute of limitation period. The changes made are not seen in any event as part of the wider Conservation Area so have had a neutral impact on its character and appearance.

More fundamentally though the case made is that the aesthetic and historic significance of the application property, both intrinsically and contextually have not been harmed. Indeed, the main house has been better revealed and includes a more sensitive exterior finish on the more modern wing that compliments the overall appearance of the house, bringing together the different development phases. Furthermore, the walled garden has merely extended the existing historic wall (evident in the 1980's photos included earlier) reflecting the garden's original mapped subdivision too. The different garden zones and the lean-to greenhouse provide an attractive residential environment and setting for the house and are both entirely commensurate with the garden scale and setting and are modest and appropriately detailed, using traditional and sensitive materials.

Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this instance the relevant Development Plan policy framework is provided by the Wiltshire Core Strategy, from which the following policies are considered most relevant.

CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment

In this regard the planning assessment largely overlaps with the heritage assessment. The changes made are strongly maintained to have better revealed the special qualities of the Listed Building and complement both its built form and setting, as well as sit comfortably as part of the wider heritage environs.

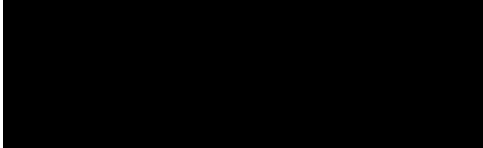
The use of appropriate materials, scale and form has resulted in an attractive residential environment and there is no reason to suggest that had my clients made an application at the time that there would have been any concerns raised.

The above brief commentary is considered to provide a proportionate heritage assessment and planning policy summary, sufficient to ensure you can fully understand the extent of the change made and consider the acceptable impact, as a positive set of interventions to achieve the optimal viable use of the dwelling, and

in the public interest, in that it has secured a generational investment in the maintenance and use of the property.

The application includes a set of new survey plans to capture the details of the property as existing and overall therefore I hope you can agree that you have sufficient information to sanction the current position, however if you have any questions please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr and Mrs Ramsay