

2nd June 2026

Planning Services
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Planning and Listed Building Consent applications for the taking down and rebuilding of existing chimney at 22 Stockton, Warminster, Wilts, BA12 0SQ

Dear Sir/Madam,

RAW Planning Ltd are instructed by Mr Michael Davis to submit a full planning and listed building consent application for the taking down and rebuilding of the existing chimney which is dangerously leaning at 22 Stockton.

The application is submitted electronically via the Planning Portal and comprises the following documents:

- Planning and listed building consent application forms;
- Drawing 2746/1 — Existing floor plan, roof plan and elevations;
- Drawing 2746/3 — Proposed floor plan, roof plan and elevations;
- Drawing 2746/4 — Location plan and block plan;
- This covering letter / planning statement.
- An extract of a structural survey.

The works relate to an existing chimney stack which is visibly and dangerously leaning. The proposal is to carefully take down the existing chimney and rebuild it on a like-for-like basis, matching the existing form, scale, position, brickwork appearance and detailing as closely as reasonably practicable. The purpose of the works is repair, stabilisation and long-term conservation of the listed building, rather than alteration or enhancement for its own sake.

The Application Site

22 Stockton is a detached dwelling located in the village of Stockton, near Warminster, Wiltshire. The property is situated on the north side of Stockton High Street and is set back from the road within its own domestic curtilage.

The site lies within the administrative area of Wiltshire Council. It is located within the Stockton Conservation Area and within the Cranborne Chase National Landscape. The dwelling is also Grade II listed.

The immediate area has a rural village character, with a loose grouping of traditional dwellings, garden land, narrow lanes and ancillary domestic buildings. The property forms part of a small historic cluster of buildings on and around Stockton High Street.

The listed building is a modest single-storey cottage with painted stone elevations beneath a half-hipped thatched roof. A brick chimney stack rises from the rear roof pitch and forms part of the established roofscape of the property.

The current application relates only to the existing chimney stack. No extension, change of use, additional floorspace, new access, parking area or wider alteration to the dwelling or its curtilage is proposed.



Figure 1 - Aerial photograph of the site

Planning History

The relevant planning history for the site includes the following:

- 19/04951/LBC - Listed building consent for the construction of a single-storey rear extension and associated alterations. Consent granted. The officer report confirms that the proposal related to removal of modern/substandard rear additions and replacement with a link-style extension, with the Conservation Officer raising no objection subject to conditions. The report also noted that the scheme would contribute to the safe and continued use of the building without harming the setting or character of the listed building.
- PL/2024/03367 - Householder planning application for creation of an access off a private driveway and provision of off-road parking/hardstanding. The officer report confirms that the site comprises garden land associated with the Grade II listed dwelling and that the key issues were the impact on the listed building, Conservation Area, National Landscape and highway matters. The proposal was found acceptable, with no harm identified to the listed building or Conservation Area.

The previous decisions are material in confirming the Council's established approach to the site as a sensitive Grade II listed building within the Stockton Conservation Area. They also confirm that carefully designed and proportionate works to the property can be acceptable where they preserve the significance, character and setting of the listed building.

The Application Proposal

The works comprise the careful taking down of the existing leaning chimney with the chimney then rebuilt to the original height and appearance. Existing bricks are to be salvaged and reused where reasonably practicable.

Where the existing bricks are not capable of reuse, reclaimed second-hand bricks will be used to match the existing chimney as closely as possible. The final brick selection can be agreed with the Local Planning Authority prior to works commencing.

A lime-based mortar mix will be used, with the precise mix and finish to be agreed with the Local Planning Authority. This will ensure that the rebuilt chimney remains visually and materially appropriate to the Grade II listed building.



Figure 2 - Photograph of the site



Figure 3 – Photograph of the chimney

Heritage Appraisal

22 Stockton derives its significance primarily from its architectural and historic interest as a modest early 19th century rural cottage. Its special interest lies in its simple scale, traditional plan form, painted stonework, thatched roof, domestic proportions and contribution to the historic grouping of buildings within this part of Stockton.

The list description identifies the building as a detached cottage, probably early 19th century, constructed in painted rubble stone with a half-hipped thatched roof and an axial brick stack on the rear roof pitch. The chimney is therefore specifically identified as part of the listed building's architectural composition and is not an incidental or later feature of no significance.

The chimney contributes to the significance of the building in several ways. Visually, it forms part of the established roofscape of the thatched cottage and helps reinforce the building's traditional domestic character. Architecturally, its brick form contrasts with the painted stone walls and thatched roof in a manner typical of vernacular cottages of this type. Evidentially, it reflects the historic domestic use of the building and its original heating arrangements.

The setting of the listed building also contributes to its significance. The cottage is experienced as part of a small historic village grouping, where traditional materials, thatched roofs, informal building lines and modest domestic scale are important to the character and appearance of the Conservation Area. The chimney is visible as part of that roofscape and contributes to the way the building is read within its setting.

The Stockton Conservation Area derives part of its character from the concentration of traditional cottages, vernacular materials, informal spaces and rural village qualities. No. 22 makes a positive contribution to that character. Its thatched roof painted stone elevations and brick chimney are all important elements of that contribution.

The existing chimney is now visibly and dangerously leaning. If left unaddressed, there is a risk of further movement, deterioration and potential collapse. That would be harmful to the listed building, both through the loss of historic fabric and through the loss or distortion of a feature which contributes to its special architectural and historic interest.

The proposed works are therefore conservation-led. The intention is not to alter the building or introduce a new feature, but to take down and rebuild the existing chimney to secure its long-term retention. The chimney would be rebuilt to its original height and appearance, using salvaged existing bricks where reasonably practicable. Where existing bricks cannot be reused, reclaimed second-hand bricks would be used to match the existing chimney as closely as possible. A lime-based mortar mix would be used, with the precise specification to be agreed with the Local Planning Authority.

This approach would preserve the significance of the Grade II listed building. It would retain the chimney as part of the architectural composition of the cottage, maintain the established thatched roofscape and preserve the building's contribution to the Stockton Conservation Area.

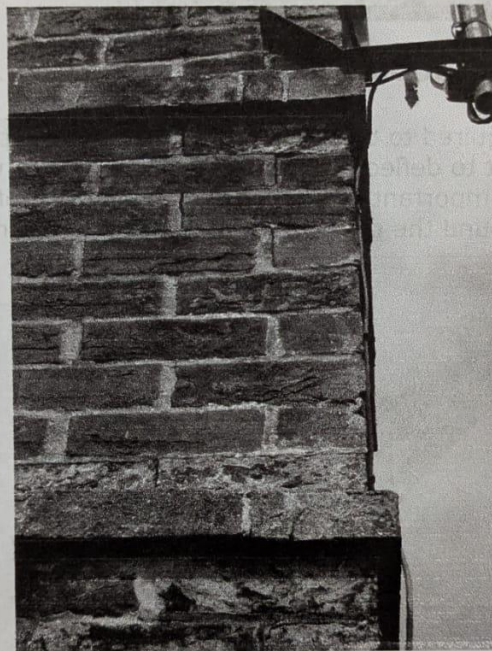
The works would result in no harm to the significance of the listed building, its setting, or the character and appearance of the Conservation Area. Rather, the proposal would secure a heritage benefit by stabilising and retaining an important traditional feature that is currently at risk.

The extract from the structural survey is as below:

12. CHIMNEY STACKS

The property has a single chimney stack. This is of traditional brick construction and may be original to the old cottage. The stack is relatively tall and slender and it has a lean towards the front of the cottage. This is thought to be in a broadly south-westerly direction and this is not uncommon for a stack of this age. The stack is of conventional brick construction. It has a single flue with a metal cowl. It is assumed that it originally served the fireplace at the back of the entrance hall, but that this chimney stack and flue are thought to no longer be in use.

In a property of this age it is likely that there will be no tray to prevent damp penetration through the brickwork into the roof void or the accommodation below. This is generally acceptable provided that the level of damp penetration is not excessive within the accommodation.



The stack brickwork shows signs of weathering and some repointing will be required. The lean is of concern. There is no sign of recent movement found, but just below the television aerial there is cracking to the brickwork. I would anticipate that the upper section of the stack visible may need to be re-built in the near future. This cracking and the condition of the stack should be regularly monitored so that any necessary repair or re-build can be carried out when necessary.

Around the base of the stack there is a lead flashing. Where it adjoins the flat roof it has been largely renewed. Where it is set against the thatch the leadwork is old and needs to be replaced, including the back gutter. It should be cleaned out from leaves and debris. The leadwork has been made good with mastic to the joints.

Planning Assessment

In determining the listed building consent application, the Council is required under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

In determining the planning application, section 66(1) requires the Council to have special regard to the desirability of preserving the listed building or its setting. Section 72(1) also requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The proposal satisfies these duties.

Planning Policy Review — National Planning Policy Framework

The National Planning Policy Framework is a material consideration in the determination of the application. Paragraph 2 confirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Given the limited scope of the works, the most relevant parts of the NPPF are Chapter 12, achieving well-designed places, and Chapter 16, conserving and enhancing the historic environment.

Chapter 12 of the NPPF seeks to achieve well-designed places. Paragraph 135 requires development to be visually attractive, sympathetic to local character and history, including the surrounding built environment and landscape setting, and to maintain a strong sense of place through appropriate materials and detailing. The proposal accords with these objectives because the chimney would be rebuilt in its existing position, to its original height and appearance, using salvaged existing bricks where practicable, or matching reclaimed second-hand bricks where replacement bricks are required.

Chapter 16 of the NPPF is directly relevant because the site is a Grade II listed building within the Stockton Conservation Area. Paragraph 207 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, with the level of detail proportionate to the asset's importance and sufficient to understand the potential impact of the proposal. In this case, the affected asset is the listed cottage itself. The significance of the building is derived from its modest early 19th century domestic character, painted rubble stone walls, half-hipped thatched roof and axial brick stack on the rear roof pitch. The submitted details and this statement provide a proportionate assessment of that significance and the effect of the proposed works.

Paragraph 212 states 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. The proposal gives full effect to that requirement. The chimney is not being removed as an unnecessary or redundant feature; it is being carefully taken down and rebuilt because it is dangerously leaning. The purpose of the works is to secure the conservation of the listed building and avoid further deterioration or potential collapse.

The proposal would not result in substantial harm to, or total loss of, the designated heritage asset. It would also not result in less than substantial harm. The rebuilt chimney would retain the same position, height and appearance, with materials and mortar controlled to ensure a suitable match. The works would therefore preserve the significance of the listed building and the character and appearance of the Stockton Conservation Area.

The proposal would secure the long-term preservation of a feature specifically identified as part of the listed building's architectural composition and would avoid the greater harm that could arise from continued movement, deterioration or collapse.

Local planning policy compliance

The adopted development plan is the Wiltshire Core Strategy. The most relevant policies for this application are Core Policy 57, Core Policy 58 and Core Policy 51.

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 57 requires a high standard of design for all development, including alterations to existing buildings. Development is expected to respond positively to local context and be complementary to the locality.

The proposal complies with Core Policy 57. The works are limited to the taking down and rebuilding of the existing leaning chimney. The chimney would be rebuilt in the same position, to its original height and appearance, using salvaged existing bricks where possible and reclaimed second-hand bricks where replacement material is required. A lime-based mortar mix is also proposed. The works would therefore preserve the existing architectural composition of the cottage rather than introduce a new or discordant feature.

Core Policy 58: Ensuring the conservation of the historic environment

Core Policy 58 seeks to ensure that Wiltshire's historic environment is protected, conserved and, where possible, enhanced. This includes listed buildings, Conservation Areas and their settings.

The proposal complies with Core Policy 58. No. 22 Stockton is a Grade II listed building within the Stockton Conservation Area. The building is a single-storey cottage with painted stone elevations, a half-hipped thatched roof and a substantial brick chimney stack rising from the rear roof slope. The list description also identifies the axial brick stack on the rear roof pitch as part of the listed building's composition.

The chimney is dangerously leaning. Its careful rebuilding is therefore necessary to secure the long-term conservation of the listed building. The proposal would preserve the special architectural and historic interest of the building and maintain its contribution to the character and appearance of the Conservation Area.

Core Policy 51: Landscape

The site lies within the Cranborne Chase National Landscape. Core Policy 51 requires development to protect, conserve and, where possible, enhance landscape character.

The proposal complies with Core Policy 51. The works are confined to an existing chimney on an existing dwelling. There would be no increase in built form, no change to the wider site, no new external lighting, no landscape alteration and no wider visual effect. The proposal would preserve the traditional roofscape of the cottage and would have no adverse impact on the Cranborne Chase National Landscape.

Wiltshire Design Guide

The Wiltshire Design Guide is a material consideration and expands on Core Policy 57. It confirms that Core Policy 57 applies to all new development, including alterations to existing buildings, and that development should draw on local context and be complementary to the locality. It also confirms that the Guide is relevant to applications of all sizes, not just major development. The proposal accords with this guidance. The works are context-led and conservation-led.

Stockton Conservation Area, Neighbourhood Plan and Village Design Statement

The site lies within the Stockton Conservation Area. No separate Stockton Conservation Area Appraisal has been identified for the purposes of this application, and no made Stockton Neighbourhood Plan or Village Design Statement has been identified. The assessment has therefore been undertaken against the statutory conservation area duty, the Wiltshire Core Strategy, the Wiltshire Design Guide and the NPPF.

The proposal would preserve the character and appearance of the Stockton Conservation Area. The works are confined to the rebuilding of an existing chimney stack on a Grade II listed thatched cottage. The chimney forms part of the traditional roofscape of the building and contributes to the historic village character of this part of Stockton.

Ecology and BNG

The proposed works are confined to the careful taking down and rebuilding of the existing chimney stack. They would not involve any extension to the building, groundworks, vegetation removal, habitat loss or changes to the wider curtilage. On that basis, no adverse ecological effects are anticipated.

The proposal should be exempt from mandatory biodiversity net gain under the de minimis exemption, as it would not impact priority habitat and would affect less than 25 sq m of non-priority onsite habitat and less than 5 m of non-priority linear habitat.

Planning Balance and Conclusion

The application proposes limited and necessary works to an existing Grade II listed building. The existing chimney is dangerously leaning and requires intervention to prevent further deterioration, instability or potential collapse. The proposal is therefore not a discretionary alteration, but a conservation-led repair intended to secure the long-term retention of an existing feature of the listed building.

The works would preserve the architectural and historic significance of 22 Stockton. The chimney forms part of the established roofscape of the thatched cottage and contributes to its traditional domestic character. Rebuilding it in the same position, to its original height and appearance, using salvaged brick where possible, matching reclaimed brick where required, and lime-based mortar, would ensure the repaired chimney remains appropriate to the age, fabric and appearance of the building.

The proposal would also preserve the character and appearance of the Stockton Conservation Area. There would be no extension, change of use, increase in built form, change to the curtilage, groundworks or wider visual alteration. The works would simply secure the continued presence of an existing traditional roofscape feature.

There would be no adverse impact on residential amenity, highway safety, ecology or the Cranborne Chase National Landscape. The proposal is confined to the existing chimney and would not affect neighbouring occupiers, parking, access, landscape character or habitats.

Overall, the planning balance is clearly in favour of the proposal. The works are necessary, proportionate and heritage-led. They would preserve the special architectural and historic interest of the listed building, preserve the character and appearance of the Conservation Area, and avoid the greater harm that could arise from continued movement or collapse of the chimney.

For the reasons set out above, the proposal complies with the relevant provisions of the development plan, the NPPF and the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990. Planning permission and listed building consent should therefore be granted.

I trust that the above and enclosed are sufficient to register the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely

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Mobile: