



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Refusal of Prior approval Part 3 Class Q: Agricultural buildings to
dwellinghouses**

Application Reference Number: PL/2026/02089

Decision Date: 19/06/2026

Applicant:	Mr Vincent Pickers Palmers Farm Capps Lane, Heywood, Westbury, Wiltshire, BA13 4NE
Particulars of Development:	Convert barn 4 and barn 6 into 4 dwellings with external insulation to walls and roof not exceeding 0.2m (200mm) and proposed external garden and parking space area to not exceed the original Barn area
At:	Pickers Palmers Farm, Capps Lane, Heywood, Westbury, Wiltshire, BA13 4NE

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that prior approval is refused for the following reason(s):

Refusal Reason

- 1 The submitted plans and supporting information fail to satisfactorily demonstrate that the existing structures, in particular 'Building 6', would be capable of taking the loading associated with residential conversion and use. The scope of the proposed building operations, which are shown to include new external load bearing walls and new foundations, are considered to fall beyond those reasonably necessary to convert the buildings to residential use and amount to a substantial rebuild, contrary to Paragraph Q (c) and Q1 (j) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).