



**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/2025/08682

Decision Date: 24/06/2026

Applicant:	Mr Nicholas Barnes Lovett Farm , Swindon Road, Little Somerford, Wiltshire, SN15 5BP
Particulars of Development:	Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3, Class Q for Conversion of Existing Building to Create 3No. New Dwellings
At:	LOVETT FARM, SWINDON ROAD, LITTLE SOMERFORD, CHIPPENHAM, SN15 5BP

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 proposed development, by reason of the extent of building operations required, including the removal and replacement of the external cladding and roof sheeting forming the essential envelope of the building, would go beyond what could reasonably be described as a conversion and would instead amount to a rebuild.

The Local Planning Authority is therefore not satisfied that the proposal falls within the scope of permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), having regard to the principles established in *Hibbitt v Secretary of State for Communities and Local Government* [2016]. Planning permission is therefore required for the proposed development.

Informative

For the avoidance of doubt, the application was assessed on the basis of the following plans and documents:

- Proposed Floor Plans LPC 884 PR 302 rev A Plan 100 LPC 884 PR 302 rev A Plan 100 received 24 Dec 2025
- Proposed Elevations LPC 884 PR 303 rev A received 24 Dec 2025
- Structural Report Lovetts Farm ref 25-009_C1 received 24 Dec 2025
- Revised location plan LPC 884 EX 301 Rev A rec 4 Dec 2025
- Covering Letter Reference WCN-31072025 Received 31 Oct 2025
- Proposed Site Plan Drawing no. LPC 884 PR 301 Received 31 Oct 2025
- Desktop Study, Preliminary Risk Assessment and Site Reconnaissance ref 260128 R GDE-
- 23472 Lovett Farm DTS and PRA Report v1 r0 received 25 Mar 2026
- Proposed Residential Development Noise Assessment PAL-NIA-25147-1-v1 received 25 Mar 2026

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)).