

Wiltshire Council Planning Consultation Response

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Application No: PL/2025/05178
Erection of detached car port, following removal of existing. Installation of 2 no. air source heat pumps.
Manor Farm, 17 The Street, Chirton, Wilts, SN10 3QS

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☒	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and guidance: 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 66 (PP) require that **special regard** be given to the desirability of preserving or 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.

The NPPF outlines government policy, including its policy 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 214-16 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 should 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 PP.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Other HE publications

HE GPAs and HEANs [The Planning System | Historic England](#)

Local Policy: The Council's Core Strategy Policy CP58 '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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 '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.

Proposal: Erection of detached car port, following removal of existing. Installation of 2 no. air source heat pumps.

Relevant planning history: The site has been subject to several applications, including the conversion of the farmstead, extensions to the main house and the conversion to Owl's Barn.

A previous application - PL/2024/05971 - Erection of detached cart shed, following removal of existing garage was refused. This will be discussed below.

Issues: impact on the setting of the listed buildings, impact on the conservation area.

Information considered/provided: 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.

In this case, the application is accompanied by a “Heritage Statement” which provides sufficient information to understand the significance of the farmhouse, impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, 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.

Significance of assets and contribution of setting: The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of vernacular design, though influenced by a polite architectural style and materials which have significant aesthetic and architectural interest. The building and the farmstead complex contribute to the character of the conservation area.

Cherrington, historically consisted of Chirton and Conock until the C20, when they were separated, though each had its own manor house and associated manor farm. The historic core of Chirton in the C17 sat on the east-west axis, south of the church. The settlement had extended southwards by 1773 and further extended in the C18/ C19.

In 1834 several farm buildings belonging to Ernle Warriner (d.1850) along The Street were burnt down by an act of Arson by George Watts, who was charged and hanged for the crime. This may account for the Manor Farmhouse (the site) and some of the farm buildings being rebuilt around this time. At a similar time, the historic OS maps appear to show a slight change of width of road which may also contribute to the changes to the farmhouse and farmstead.

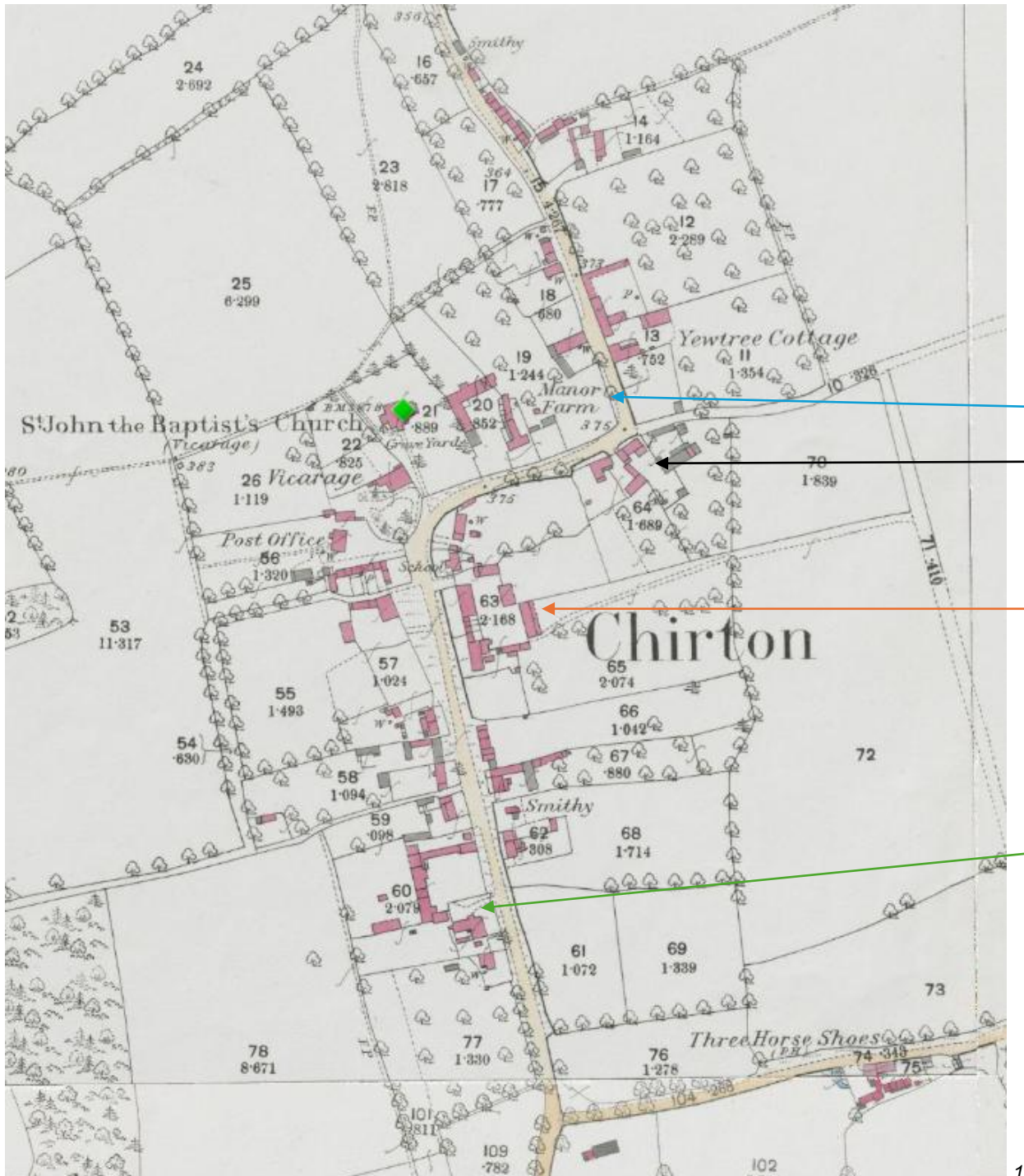
Assessing the historic OS maps, the site was not called ‘Manor Farm’ but shows Manor Farm to the north of the village (blue arrow on OS map), adjacent to the church, and now referred to as the Old Manor. This building is dated to C15/C16, adjacent is Yew Tree Cottage (1609), which was believed to be the old vicarage. This would correspond with the C17 nucleus of the village based around the church.

Due to the historic connection of the two settlements, and that the grounds for Connock Mansion and its estate extends to the west of the site, it was considered if the site (shown with a green arrow on the OS map) was connected to this manor, but it appears to have its own farmstead (Manor Farm) to the south, so it is unlikely that the site was the ‘Manor Farm’ to this manor house. It is unclear when the site gained the name ‘Manor Farm’, as the historic maps provide no indication when the site became known as Manor Farm.

Chirton had several village farms, including Chirton Farm (shown with the orange arrow on the OS map) which stood on the east side of The Street south of the original school. This farm is not identified on the historic OS (the same as the site) but is noted in records. To the south-east of Manor Farm (as identified on the OS maps), is a smaller farm group (highlighted by a black arrow), now called Chirton Cottage, which is also not identified on the OS map.

By the early C19, much of the land in Cherrington was owned by Heytesbury Hospital (Alms Estate), which included 'three farms', including 'Manor Farm', however, this is likely to be the farm adjacent to the church, rather than the site, but this requires further investigation to confirm.

At the end of the C19 and the start of the C20, land in and around the village was sold to the War Department, including 'Manor Farm' with 196a. In 1970, 'Manor Farm' was sold to Mr H. Miller. Again, this is likely to be the farm adjacent to the church as the 3rd edition of the OS maps show 'Old Manor Farmhouse' by the church and then shortened to "Old Manor House" by the early C20.



1st Ed. OS Map

Manor Farm

Manor Farm complex comprises of the farmhouse (GII) to the south of the farm buildings (GII listed barn, cow sheds & stables) which are set around a farmyard. The farmyard is formed of a single storey cart shed, which fronts the roadside, with the taller buildings to the rear which are visible from the street scene. Part of the stables (Owl's Barn) have been converted to residential use (K/14034 & PL/2022/06448). The grouping is highly significant as a traditional farmstead due to the survival of the historic form and detail.

The main barn (GII) has historically partially collapsed, but the group of the farmstead buildings, and their relationship with the farmhouse which overlooks the farmyard has been maintained. This relationship forms part of its significance.

The village location and the clear understanding of the farm complex add to the significance of the group as highlighted in the Wiltshire and Swindon Farmsteads Guidance Farmsteads Assessment Framework and the associated Farmsteads Character Statement, which states:

Special significance

Some buildings or farmsteads have the potential for special significance when compared to farmsteads and landscapes in other parts of England...

Landscape and settlement setting

- *Substantially-intact small-scale farmsteads and smallholdings that are sited around areas of heath and other types of common land.*
- *Farmsteads within or next to the earthworks of abandoned medieval and earlier settlements or cultivation and land use.*
- *Farmsteads that have a clear visual and/or historic relationship to historic parks and gardens.*
- **Prominent village-based farmsteads.**

Within Chirton, there were at least three large farmsteads.

- Manor Farm, now renamed as The Old Manor, near the church, and has lost its appearance as a farmstead.
- Chirton Farm, which on the historic OS maps is not labelled, though the farmhouse (GII. C18 five bay brick house) and a large timber thatch barn remain; this is difficult to read as a complete farmstead.
- Manor Farm (the site) which can clearly be recognised as a farm complex, with strong relationship between farm buildings and the farmhouse which overlooks the farmhouse.

The Old Manor and Chirton Farm cannot be easily read for their agricultural connection, which increases the significance of Manor Farmhouse and its associated farmstead, especially due to its prominent street scene position.

Assessment: There are two aspects of this application, which is the creation of a new garage building, complete with the required alterations to allow vehicle access and hardstanding to allow for turning space to allow for forward entry/ egress as required by Highways and the installation of the Air Source Heat Pumps. These will be considered separately.

New Garage, formation of new entrance and hardstanding area

The proposed scheme looks to demolish the small, single storey garage which fronts the boundary line. This is considered to have limited architectural merit or significance, and therefore its loss is considered to cause no harm.

The proposed new garage is a timber frame open cart barn of two bays and a brick-built bay to create storage in a linear form. It is proposed to be located adjacent to the main house, with the existing narrow

entrance to the small garage enlarged to allow for access. As the barn will face the house, additional hardstanding is required to allow for turning. However, the extent of the hardstanding or other surface treatment is not shown on the proposed site plan, which appears to retain the existing trees and bedding area.

The proposed location is away from the street scene but introduces additional built form within the rear of the former farmhouse, whose front elevation faces onto the farmstead. This reduces the open space between the rear of the farmhouse and the adjacent dwelling, Iris Cottage, which historically formed part of the farmstead curtilage. Whilst not listed, Iris Cottage provides a positive contribution to the character of the conservation area, as it presents a small, 3-bay cottage set within its own grounds. The reduction in the space is considered to increase the visual appearance of the farmhouse from the street scene.

The farmhouse has been subject to several extensions, including the recent two-storey extension to the side (away from the street scene) which can be seen from the public realm. The visual dominance of the proposed new structure is further increased due to the proposed height of the proposed garage (4m) and the increase in the footprint.

The proposed location, scale and associated hardstanding is considered to cause harm to the setting of the listed building by reducing the former garden space, which fronts the roadside, and offers a contrast of domestic space of the farmhouse and the working space of the former farmstead.

The proposed location, scale and associated hardstanding is considered to cause harm to the character of the conservation area by reducing the former garden space, which fronts the roadside, increasing the extent of the hardstanding, and offers a contrast of domestic space of the farmhouse and the working space of the former farmstead.

Submitted Information

The submitted Heritage Statement notes that:

Setting [of the farmhouse] also contributes to significance, most particularly the historic farmstead buildings on the northern side of the Farmhouse, with which this building had an important spatial and functional relationship. The adjacent section of The Street also comprises an important aspect of setting, together with fields and paddocks to the rear of the farmstead. (para.5.7)

This statement is agreed with, as the working relationship and visual connection between the farmhouse and the farmstead is an important part of their significance. However, the statement continues to state that the proposed location for the replacement garage building is of 'a relatively insignificant service area to the side of the Farmhouse, which makes a comparatively limited contribution to setting and overall significance.' This is contested as the principal elevation of the house faces the farmstead, and therefore it is a side elevation which fronts the roadside, and as noted above, the garden space contributes to the setting of the complex and is not considered to be a service area.

The statement continues with:

The proposed replacement garage/store building would be of a scale, design and material palette which would be appropriate to the setting of the Farmhouse, and would reference the appearance of those historic farmstead buildings on its northern side which form a significant aspect of its setting.

By adding a 'farm building' to the rear of the farmhouse it is considered that this would change the historical relationship of the principal elevation of the main house overlooking the farmyard, which offered passive surveillance of the animals and farmyard. Therefore, the placement of a 'farm building' to the rear would be historically incorrect.

There is no discussion within the Heritage Statement of the proposed impact of the additional hardstanding (for the turning space and apron), or the loss of space in front of the farmhouse's formal principal elevation

for parking or access, though this is shown on the submitted existing/ proposed plans as retaining the entrance drive, parking and turning circle.

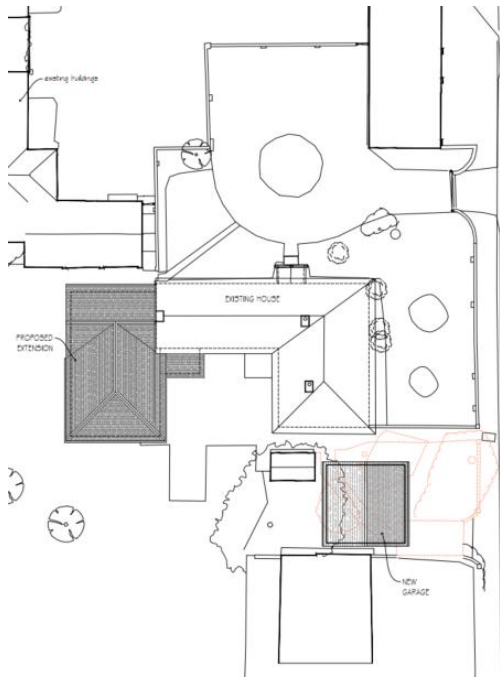
There is no existing site plan within the submitted application, but there is a superseded Location Plan which shows a wall between the rear of the main farmhouse and the front boundary wall, with a pedestrian path leading to the rear elevation, and landscaping up to the existing garage. The openings are limited to the small garage, the pedestrian access and the gated vehicle access to the principal elevation, which retains the characteristic of a farm complex. However, this is not as seen during the site visit as the front boundary wall has been rebuilt and hardstanding has been formed to the side elevation (facing the street) and used as parking, with new flower beds installed, and hardstanding continuing towards the rear elevation. The creation of the flower beds abutting the listed building raises concerns for the protection of the historic fabric as it may increase moisture into the fabric, or worse, a tanking system applied to the bed which would remove the potential of vapour permeability (breathability) to the historic fabric which could result in long term defects to the structure. Images show the front brick boundary wall was relatively low brick boundary wall with a stone capping detail, and the returning wall beside the path as a low -level (a few courses) separating the path and grass area and planting. It is these details which are shown on the existing & proposed plans. The location plan does not reflect the existing (current) layout where the grass has been removed and replaced with gravelled, and a new brick boundary wall, which appears taller, with a soldier course finish, which has been formed with a wide opening where the garage is located/ as proposed and an increased opening to the principal elevation area.

The existing plan shows that the cart shed within the farmyard is partially included within the parking/ front garden of the farmhouse, and this appears to remain. There was a previous brick wall, which appears to be contemporary to the brick work of the cart shed that run from the corner of this building to the boundary wall at the far side of the farmhouse, but this appears to have been demolished between 2011 and 2023. This wall would have been considered curtilage listed, and therefore would require consent for the removal. The loss of this wall does alter the relationship of the main farm house and the working spaces of the farmstead as it extends the domestic curtilage into the farmstead. It enlarges the open space in front of the farmhouse to create a large front garden, a space more suited to a country house, rather than a farmhouse, which appearance has been further enhanced by now being laid to a formal garden. This raises concerns over the impact on the relationship between the former farmhouse and the farmstead which has been partially eroded.

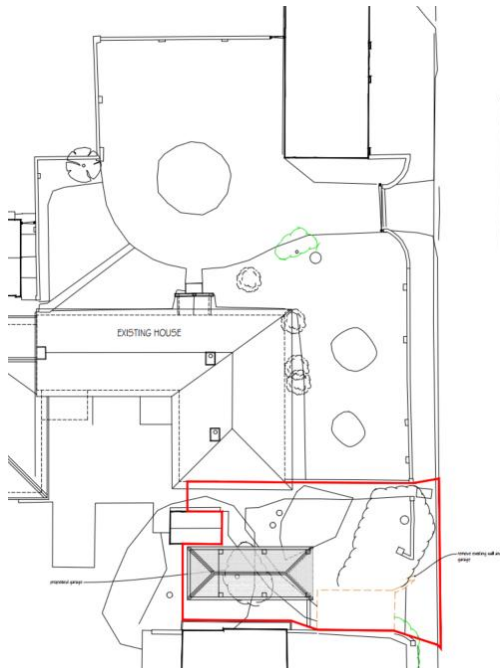
As with the previous application (discussed below), there is no discussion within the submitted information why the existing cart shed cannot be used as parking and storage, as this would not require the creation of the additional built form, or additional hardstanding and parking spaces, whilst offering a functional use of this building. It is acknowledged that this would require the formal removal of the wall (discussed above) but it would retain a relationship between the farmhouse and the farmstead. Outside of this application, a separate application is currently being considered for the conversion of the farmstead. This application proposes the replacement of this structure with a new dwelling. The use of the cart shed would offer a solution to keep the relationship of the former farmhouse with the associated farmstead without the requirement to construct a new large three bay structure to the rear elevation, which is considered to cause harm to the setting of the listed building.

Previous Refused Scheme

This application is a re-submission from a previous scheme (PL/2024/0591) that was refused on heritage grounds. The refused scheme was for a simple, two bay, open cart shed placed in a similar position to this scheme but opened out towards the street scene. The proposed site plan shows the retention of the turning circle and boundary which encroached into the farmyard, and the boundary wall continuing to the end of the farmhouse. The proposed new garage would have a wider vehicular entrance with parking spaces to the front.



Refused proposed layout

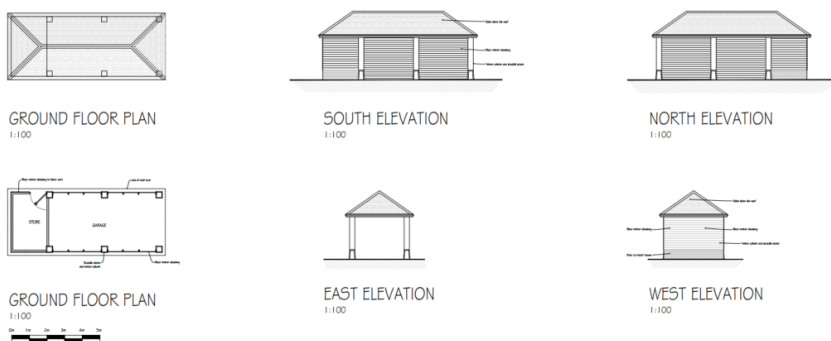
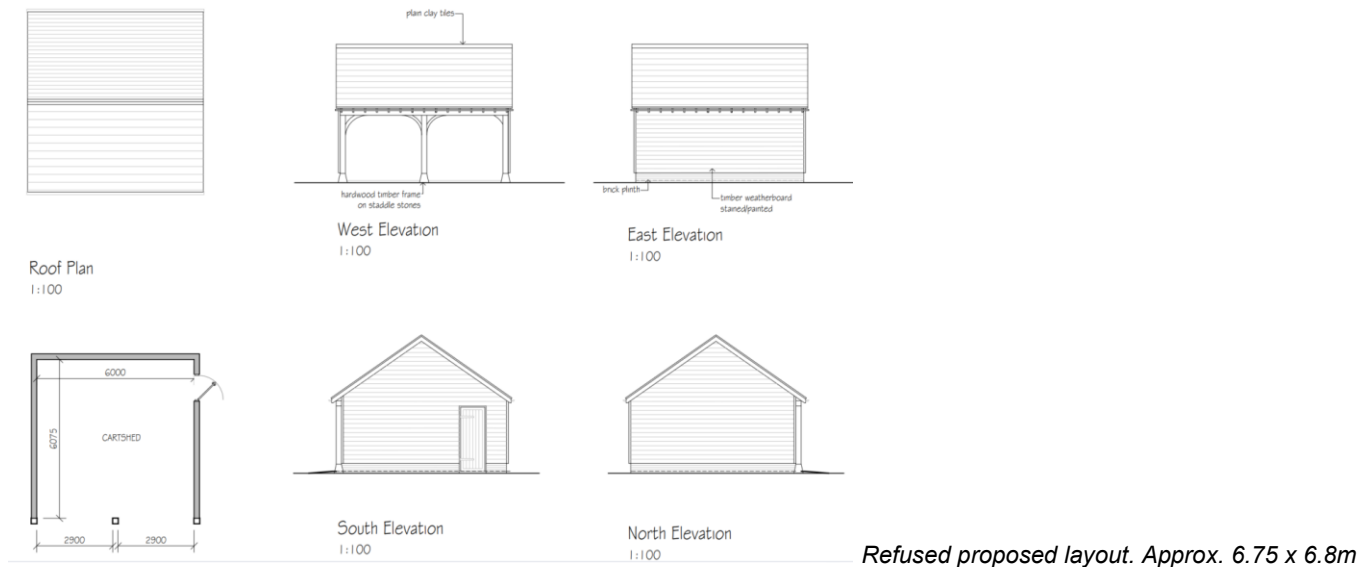


Proposed new layout

The revised scheme looks to present the narrower, gabled elevation, towards the road. This will require an increase in hardstanding to allow for the access and swing of the vehicles. The increase in the depth of the garage to three bays, makes it a similar depth to that of the wing of the rear elevation of main house.

The proposed site plan does not indicate any proposed changes to the hardstanding to create the turning space or apron (as mentioned in the submitted Heritage Statement) but looks to retain the grass and plant growth (which are a positive contribution to the character of the conservation area and the setting of the listed building). The amendment to the boundary wall reduces the size of the opening, with only a small increase from the existing. (On site, the boundary wall has been replaced and is constructed as the proposed drawing.) The proposed site plan retains the low-level wall and garden (grass) space and the public footpath. (On site, these have all been removed). The creation of such a large area of hardstanding is

considered to cause a negative impact on the setting of the listed building, and the character of the conservation area.



The proposed garage building has changed, offering a reduced floor area from the previous refused scheme (c.45.9m² to c.34.2m²), though due to the change location of the openings, increases the requirement for hardstanding. The proposed placement of the narrow end to the street scene reduces the visual impact of the built form but will create a more visible building due to the increase in hardstanding.

The proposed scheme will result in a loss of boundary wall, garden and trees, and will have an increase in hardstanding to the farmhouse. This is considered to cause harm to the setting of the listed building through the loss of garden space and the introduction of hardstanding to support the use of the garage. The increase in hardstanding introduces a more urban appearance to the street scene and loses the visual relationship of the softer farmhouse garden and the working farmyard.

The principal of location of the garage of a larger scale and the increased proposed hardstanding is considered to cause harm to the significance of the designated heritage assets, and therefore the same reasons for refusal remain. It has not been demonstrated within the submitted information that there is any further consideration or mitigation to reduce or remove the harm.

Alternative options

The less harmful solution to create a replacement garage would be for the use of the cart barn to become garages and store. Whilst this would result in the loss of the boundary wall which separated the clean and domestic space of the farmhouse from the farmstead, it would result in no additional new development occurring on a historic farm complex, which until relatively recently had had limited new development since the early 1800s, with only the small, subservient garage (mid C20) and the new farm buildings to the rear. Incremental changes can have an incremental impact on the significance which can be seen with the farm complex. The use of cart barn will retain the important relationship of the farmhouse with the farmstead which is part of the significance of these buildings within the village location.

To retain the separation between 'clean domestic space' and the 'working buildings', then there may be some consideration for a small open cart barn (max 2 bays and minimal height, with a single pitched roof responding to the existing cart shed) which sits in the farmstead in place of the demolished wall. This would need to consider the setting and relationship of the farmhouse and farm buildings and should allow retention of the visual connection and views through. This would also retain the development within the confines in front of the farmhouse and would allow for the reinstatement of the (currently lost) green space and trees which are considered to be a positive feature of the conservation area and the setting of the listed building.

The last option would be to replace the existing garage with an open cart building of a similar scale in the same position. Whilst setting the building back could be seen as improving the street scene, the loss of the garden and the trees (which were non-native), the increase in hardstanding to the site and the changes to the boundary treatment have had an accumulative negative impact the setting of the designated heritage assets.

Air Source Heat Pumps

The proposed installation of the air source heat pumps is in principle acceptable. These should be placed away from the main house, or away from the more visible elevations. There is currently no application submitted for any other works that may be required to support the installation of the ASHP, which could include thermal up grading of the interior. These works will need careful consideration, as described by the Historic England guidance.

There is no information how the cable/ heating pipes will connect to the main house. It is possible that a trench may need to be formed, and this should consider any potential for archaeology.

Summary & 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.

The proposals will result in harm to the building due to the proposed location and scale of the replacement building and the associated hardstanding. The proposals involve the setting of the listed buildings and the character of the conservation area and could therefore be considered as causing 'less than substantial harm' for the purposes of interpreting the NPPF, but they should not be seen as being of lesser consequence. Indeed, the wording of the NPPF and the 'special regard' by Sections 16 and 66 of the Act requires that any level harm caused should be taken seriously. The accumulative changes can have an impact on significance and this needs to be considered with multiply applications and changes.

Whilst paragraph 215 allows that a level of harm may be offset by public benefits, which could include conservation benefits, in this case no objective justification has been provided for the works and it has not been demonstrated that the works will result in any public benefit. As a result, the proposals fail to meet with the requirements of current conservation legislation, policy or guidance and I therefore recommend refusal.