HPS

Professional Archaeological Services

# Lavender Cottage, 58 Easton Royal, SN9 5LY

## Heritage Impact Assessment

06 July 2026

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# Contents

Non-Technical Summary ..... iv
1. Introduction ..... 1
The Project Site ..... 1
Planning history ..... 3
2. Conservation Area ..... 4
Designation and extent ..... 4
Character, plan form and townscape ..... 4
Identity Areas — the Site's position within the Conservation Area ..... 4
Specific findings of the CA Statement relevant to the Project Site ..... 5
3. Designated Heritage Assets ..... 6
4. Public Rights of Way ..... 7
5. Historic Development ..... 7
6. Planning Policy ..... 9
Relevant planning policy framework ..... 9
National Planning Policy Framework (NPPF), 2024; ..... 10
Wiltshire Core Strategy adopted 2015 ..... 11
Core Policy 58 Ensuring the conservation of the historic environment. ..... 11
7. Proposed Development ..... 12
8. Statement of Significance ..... 13
9. Impact Assessment ..... 15
10. Conclusion ..... 19
11. Bibliography ..... 22

# List of Figures

Figure 1 Detailed Location Plan – Project Site outlined in red. Centred on SU 20762 61053. ..... 1
Figure 2 First Edition Ordnance Survey map (Wiltshire XXXVI.14, surveyed 1886, published 1886–7) ... 8

# List of Photographs

Photo 1 Southwest, principle elevation - Lavender Cottage, 58 Easton Royal. ..... 2
Photo 2 Northwest Elevation - Lavender Cottage, 58 Easton Royal. ..... 2
Photo 3 Outshut – northwest elevation. ..... 3

## Non-Technical Summary

This Heritage Impact Assessment has been prepared by Heritage Planning Services on behalf of the applicant, in support of an application for planning permission and listed building consent for a small single-storey rear extension at Lavender Cottage, 58 Easton Royal, Pewsey, to provide a downstairs WC.

Lavender Cottage is part of a Grade II listed thatched cottage range, known on the National Heritage List for England as *"Littleover Cottage and attached dwelling, Nos 56 and 58"*. The cottage was built in the early eighteenth century and stands within a row of historic cottages in the centre of the village. The Site lies within the Easton Royal Conservation Area and within the North Wessex Downs National Landscape (also known as the North Wessex Downs Area of Outstanding Natural Beauty).

The most important parts of the cottage, in heritage terms, are its principal and side elevations, its thatched roof and chimney; its traditional leaded windows; and its historic interior. The rear of the cottage, where the proposed extension is located, is materially less sensitive: it is not visible from the road or any other public viewpoint, and already accommodates the existing rear outshut.

The proposed extension is small and single-storey. It is sited at the rear of the cottage, on the existing line of the rear outshut, with external walls in painted brickwork to match the existing rear, a natural slate roof slipped under the existing thatch eaves of the principal range, and a single timber casement window to match the existing cottage windows. Internal access to the new WC is taken from the existing study within the rear outshut, via a new doorway opening formed in the wall of the outshut. The doorway incorporates the existing window opening, so that loss of historic fabric is confined to a small area of wall below the existing window cill. No new opening is formed through the principal range of the listed building, and the historic plan form of the cottage is preserved. Hot and cold water feeds for the new WC are drawn down from the existing first-floor bathroom above.

The Assessment concludes that the proposal causes only minor harm to the significance of the listed building — described in heritage planning policy as *"less than substantial harm"* and, within that category, at the lowest end of the scale. There is no harm to the front of the cottage, to the thatched roof, to the chimney, to the leaded windows, to the historic interior, to the Conservation Area, to the National Landscape, or to the view from Chapel Cottage (a non-designated heritage asset to the south).

The limited harm identified is decisively outweighed by the public benefits of the proposal. Historic England's guidance is direct on the point: the best way to conserve a building is to keep it in use.

The Government's Planning Practice Guidance similarly recognises that works to a listed private dwelling which secure its future can themselves be a public benefit, and that putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. The proposal supports the continued long-term residential use of the cottage; enables a small early-eighteenth-century cottage to be adapted to the modern standards reasonably expected of a contemporary family home; secures the cottage's continuing use as a home for present and future occupiers; and represents a careful and considered design response that makes a positive contribution to the local character of the village.

The Assessment finds that the proposal is consistent with the National Planning Policy Framework (paragraph 215), with Core Policies 57 and 58 of the Wiltshire Core Strategy, and with the Council's statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990. The application for listed building consent and planning permission can be supported.

# 1. Introduction

1.1. Heritage Planning Services has been commissioned to prepare a Heritage Impact Assessment for Lavender Cottage, 58 Easton Royal, Pewsey, Wiltshire SN9 5LY (the Project Site).

1.2. The report has been commissioned to accompany an application for planning permission and listed building consent for a small single-storey rear extension at the Project Site, to provide a downstairs WC. The proposed works are illustrated on the drawing "Lavender Cottage — Proposed — 02" by Tuttle Architectural Services, dated May 2026.

1.3. The report has been completed by Sam Driscoll, MCIfA, under Project Code HPS726/26.

*Figure 1 Detailed Location Plan – Project Site outlined in red. Centred on SU 20762 61053.*

## The Project Site

1.4. Lavender Cottage stands on the west side of The Street in Easton Royal, in the Vale of Pewsey, approximately four miles east of Pewsey and seven miles south of Marlborough. The Site

is centred on National Grid Reference SU 20762 61053. It is part of a Grade II listed building entered on the National Heritage List for England as "Littleover Cottage and attached dwelling, Nos 56 and 58" (List Entry Number 1035991, first listed 13 June 1988). The Project Site lies within the Easton Royal Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty (designated 1972), now known as the North Wessex Downs National Landscape.

1.5. Lavender Cottage occupies the single western bay of an early 18th century three-bay thatched cottage range, of colourwashed brick and chalkstone walls under a thatched roof, hipped at the western end. The northeast elevation faces a narrow strip of land mainly occupied by the existing rear outshut and enclosed by a 6ft timber fence.

1.6. The Project Site is not co-visible with any other designated heritage asset other than the attached Littleover Cottage (No. 56), with which it shares the listing.

*Photo 1 Southwest, principle elevation - Lavender Cottage, 58 Easton Royal.*

*Photo 2 Northwest Elevation - Lavender Cottage, 58 Easton Royal.*

*Photo 3 Outshut – northwest elevation.*

## Planning history

1.7. Two related applications were made in 2017 for a single-storey side extension at the Project Site to form a garden room (17/04039/FUL and 17/04633/LBC). Both were withdrawn before determination. The Senior Conservation Officer for the East Area (Pippa Card, IHBC) provided written comments on the listed building consent application on 20 June 2017, raising concerns of principle and of design in relation to the scheme as then proposed.

1.8. One further application has since been made and has proceeded without objection. The application for planning permission for the replacement of two existing timber outbuildings in the rear garden (PL/2022/06489) was approved with conditions on 18 November 2022 following positive consultation response from the Council's Conservation Section.

1.9. The current proposal differs from the 2017 scheme in every material respect, in location (the rear, not the west elevation), in scale (a small WC rather than a c. 12 m² garden room), in junction with the existing fabric (slipped beneath the existing thatch eaves with no cutting of the thatch), in form (a single subordinate volume on the line of the existing rear outshut, in place of a flat-roofed link with pitched ends), in materials and fenestration (a cottage-scale timber casement to match existing), and in purpose (an enabling adaptation supporting the building's continued long-term residential use, rather than a discretionary garden room). The principal objection in 2017, that further extension off the existing west lean-to is not a natural form of extension for this cottage, does not apply to the current proposal, which is not on the west elevation. The design response is set out in detail in Section 7 and the impact analysis in Section 9.

# 2. Conservation Area

## Designation and extent

2.1. The Easton Royal Conservation Area was designated in 1975 and re-appraised in 2004. The corresponding Easton Royal Conservation Area Statement (the Statement) was adopted as Supplementary Planning Guidance by Kennet District Council on 16 September 2004. Wiltshire Council succeeded Kennet District Council as the local planning authority on 1 April 2009.

2.2. The Conservation Area follows the linear historic core of the village, running from the former village green and playing field at the northern junction with the B3098 southwards along The Street to marshy ground to the south of the village. It encompasses the parish church of Holy Trinity, the historic site of the Medieval priory, Manor Farm and Easton Farm. The Project Site lies on the west side of The Street in the upper-middle section of the Conservation Area, approximately 300 m south of the northern boundary.

## Character, plan form and townscape

2.3. The Statement characterises Easton Royal as a "mainly linear village of farmhouses and thatched cottages" with an "exceptionally rural character" derived from the combination of the quiet sunken lane of The Street, the overhanging hedgerows, trees and grass banks, the asymmetric grouping of thatched cottages (several of them, including Lavender Cottage, set at right angles to the lane), and the dominance of traditional materials, colourwashed brick, chalkstone or malmstone, thatched roofs and timber casements, in the principal elevations facing the public realm.

2.4. The plan form of the village is essentially that of a single street running broadly north–south, with principal buildings ranged along its sides on raised grass banks or set back behind small front gardens. The Project Site participates fully in this character: Lavender Cottage stands at right angles to The Street in a similar manner as Catslide Cottage (No. 50) and forms part of an asymmetric three-bay grouping with the attached Littleover Cottage (No. 56).

## Identity Areas — the Site's position within the Conservation Area

2.5. The Statement does not formally divide the Conservation Area into Identity Areas, but it does describe a clear sequential progression along The Street from the northern crossroads to the southern stream. The Project Site lies within the upper-middle section of that progression, between

the playing field and the former Old Forge to the north and Chapel Cottage, Catslide Cottage (No. 50) and The Old Post Office to the south.

2.6. The Conservation Area map at page 2 of the Statement identifies, within and adjoining the Project Site, the listed group comprising Littleover Cottage and No. 58; a Native Hedgerow running along the rear (northeast) boundary of the curtilage; the replanted roadside hedge along the frontage to The Street; and, immediately to the south, Chapel Cottage, marked on the map as an Unlisted Significant Building and therefore a non-designated heritage asset within the meaning of paragraph 216 of the NPPF.

2.7. None of these features is affected by the proposed works. The Native Hedgerow along the rear (northeast) boundary of the curtilage is unaltered. The replanted roadside hedge along the frontage to The Street, noted in the Statement as restoring the "traditional partially enclosed setting of the cottages in the lane," is similarly unaltered. The views toward Lavender Cottage from Chapel Cottage to the south are not engaged by the proposal, which is located on the rear (northeast) elevation behind the existing close-board boundary fence and is not visible from any point south of the cottage.

## Specific findings of the CA Statement relevant to the Project Site

2.8. The Statement's specific description of the building (page 10) records that "Littleover Cottage and No.58 are two early 18th century thatched cottages of three bays of brick and malmstone with two chimneys interestingly placed at right angles to the lane facing south. Originally three single bay cottages, Littleover occupies two of the bays with two front doors one of which now gives access to a modern conservatory."

2.9. No part of the Project Site or its curtilage is identified within the Statement's framework of "Unsightly Areas or Frontages" (Areas A–K), and no specific enhancement requirement is identified for the cottage or its setting.

2.10. The Statement endorses two locally relevant precedents for small sympathetic extensions to listed thatched cottages in Easton Royal. The post-1988 brick outshut at Appledor (No. 53), on the same lane, is described (page 10) as "set back to the north in matching brick with low eaves" and "consistent in scale and detail across the front." The property is described as an asset to The Street. The 1990s rear extension at the Old Vicarage is similarly described (page 18) as "all in-keeping" with the historic part of the building.

2.11. The Statement sets out detailed "Principles of design for extensions in thatch" (page 21), with which the proposal has been developed in accordance. Detailed compliance with each principle is addressed in Section 7 of this Assessment.

2.12. The Statement explicitly recognises natural slate as a historically established roof material in Easton Royal (page 21), citing as examples the village school, the Old Vicarage, the former Methodist chapel, the late 19th century Ailesbury Estate cottages and the buildings at Culley's Farm. Concrete plain and interlocking tiles are specifically identified (page 22) as "not appropriate to the village." The proposed natural slate roof to the new build is therefore consistent with the Statement's material palette.

## 3. Designated Heritage Assets

3.1. The Project Site is part of a Grade II listed building entered on the National Heritage List for England as "Littleover Cottage and attached dwelling, Nos 56 and 58" (List Entry Number 1035991, first listed 13 June 1988). The full listing description is reproduced below:

*"LITTLEOVER COTTAGE AND ATTACHED DWELLING, 56 AND 58. Two cottages at right angles to road. C18. Colourwashed brick and chalkstone, thatched roof. Single storey and attic, 3 bays. Littleover Cottage occupies the two eastern bays with a central stack and two C20 glazed doors, one with thatched canopy. Leaded paned windows including 2 flush dormers. Roof half hipped. Second cottage occupies the western bay with a single storey gable lean-to. Boarded door in C20 glazed porch. Three-light timber windows to ground floor, 2-light paned flush dormer. Stack on party wall and roof hipped. Outshut to rear, extending across west bay of Littleover Cottage. Interior not seen."*

3.2. Lavender Cottage (No. 58) occupies the single western bay of the three-bay range described in the listing; Littleover Cottage (No. 56) occupies the two eastern bays. The two cottages have been in separate residential occupation throughout the listed life of the building. The listing protects the building as a whole, including the rear outshut described in the list entry and the cottage's curtilage features insofar as they contribute to its special architectural and historic interest.

3.3. The Project Site is not co-visible with any other designated heritage asset other than the attached Littleover Cottage with which it shares the listing. The wider Easton Royal Conservation Area contains a number of further listed buildings, but none of them is within the immediate setting of the Project Site or engaged by the proposed works.

3.4. The only non-designated heritage asset (within the meaning of paragraph 216 of the NPPF) within the immediate setting of the Project Site is Chapel Cottage immediately to the south of the Project Site, identified as an Unlisted Significant Building on the Conservation Area map at page 2 of the Statement.

3.5. The Conservation Area Statement (page 10) describes Chapel Cottage as a former Methodist Chapel built in 1899, with tall Gothic-style arched windows on each side of a central porch, subsequently extended and converted to domestic use with the original chapel porch retained. The Statement records that the building "is positioned traditionally close to the roadside but its contribution to the Conservation Area is perhaps more historic than architectural." The north elevation of Chapel Cottage faces the lane to the south of the Project Site; the proposed extension to Lavender Cottage is located on the rear (northeast) elevation behind the existing close-board boundary fence and is not visible from Chapel Cottage or from any point in its vicinity.

3.6. A more detailed assessment of the heritage values and significance of these assets is set out at Section 8 of this Assessment.

## 4. Public Rights of Way

4.1. There is no public right of way through or directly adjoining the Project Site. The Conservation Area Statement identifies public footpaths and bridleways elsewhere in the village (including the footpath locally known as Chapel Drang to the south and Harris Lane to the north-west) but none is within the immediate setting of the Site or engaged by the proposal. The proposed extension is located on the rear (northeast) elevation of the cottage and is not visible from The Street or from any other point in the public realm.

## 5. Historic Development

5.1. The wider history of Easton Royal, the Medieval Trinitarian friary, the Seymour and Bruce / Ailesbury manorial succession, and the village's post-1929 transition out of estate ownership, is set out in the Easton Royal Conservation Area Statement (pages 6–8) and is not repeated here. Only those elements directly bearing on the Project Site are summarised in the following paragraphs.

5.2. The cottage range of which the Project Site forms part is dated by the listing description to the 18th century and was built as part of the wider Ailesbury Estate village.

5.3. The First Edition Ordnance Survey map (Wiltshire XXXVI.14, surveyed 1886, published 1886–7) shows the Project Site as the north-western range of a row of three workers' cottages set perpendicular to The Street, with an attached ancillary structure to the northeast, the area now occupied by the narrow rear annex. The contemporary wider sheet (Wiltshire Sheet XXXVI, surveyed 1886, published 1888) records a well-cultivated garden to the west and south of the building.

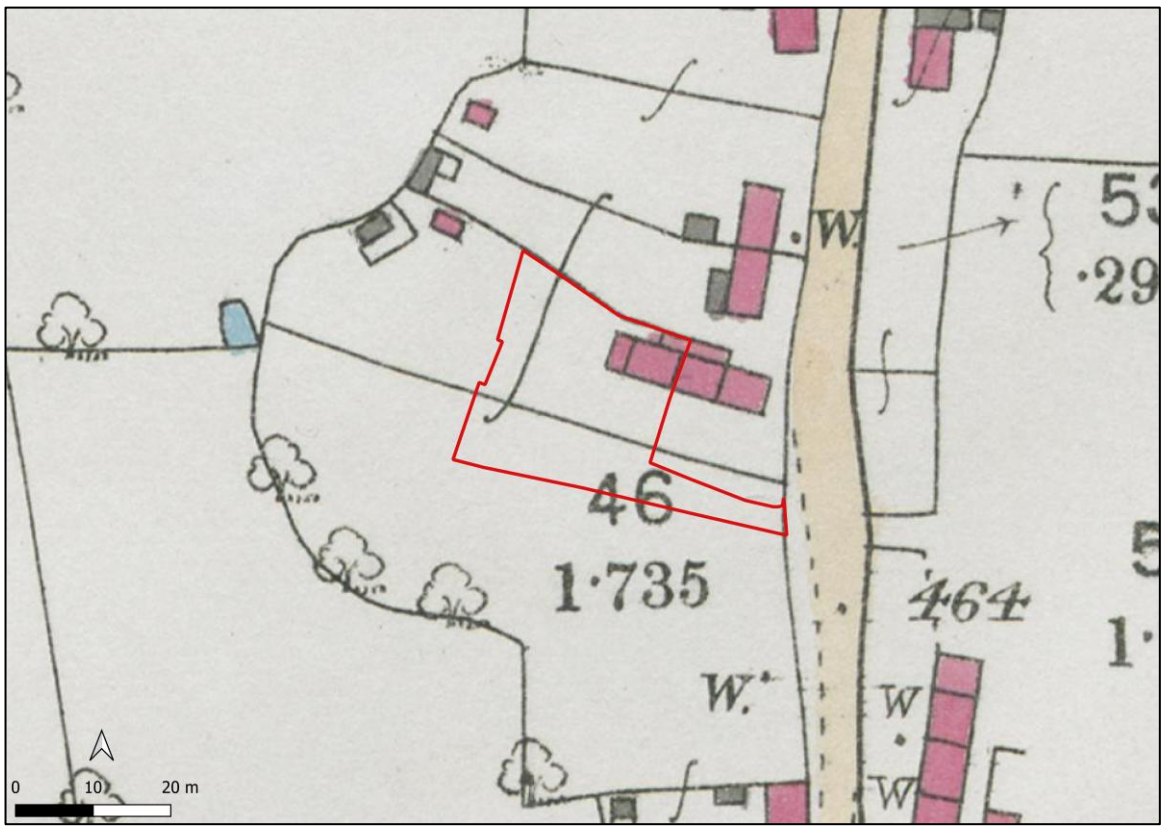


*Figure 2 First Edition Ordnance Survey map (Wiltshire XXXVI.14, surveyed 1886, published 1886–7)*

*Approximate are of Project Site outlined in red.*

5.4. The revised Ordnance Survey (Wiltshire XXXVI.14, revised 1899, published 1900) shows what is essentially the current plan-form of the cottage, with the rear (northeast) annex in place and the north-western range potentially incorporated into the principal footprint by that date. The attached cottage to the southeast (the present No. 56, Littleover Cottage) appears at the 1899 revision still to have functioned as two separate dwellings, consistent with the listing's account of the range as "originally three single bay cottages."

5.5. The 1910 Lloyd George Land Valuation Survey records the Project Site as plot number 48 — "cottage and garden," occupied by George Hayward and owned by the Marquis of Ailesbury, "brick with thatch, 2 small bedrooms, kitchen and pantry, woodhouse." This record corroborates

the building's vernacular character as identified in the listing (colourwashed brick, thatched roof) and confirms the cottage's role at that date as a small single-family estate-worker's dwelling under continued Ailesbury Estate ownership.

5.6. George Hayward (born c. 1844 at Broad Hinton, Wiltshire; died 1937 at Salisbury) is recorded in the 1891 Census as an agricultural worker, married to Lucy Hayward née Flippence (1845–1910), with whom he had seven children, and living at the cottage with three of his daughters: Jane (aged 16), Alice (aged 10) and Margaret (age not recorded). The 1901 Census records him as a farmworker, aged 56, still married to Lucy and living with a grandson aged 10. A profile of Hayward in the North Wilts Herald of 2 June 1933 described him as "the oldest inhabitant of Easton Royal," and identified his lifelong trade as that of carter, employed across his working life by Mr Butcher (whose farm subsequently passed to Mr J. S. Haines of Manor Farm), by Mr Powell of Ram Alley, and at Milton Hill. These records place the cottage in its working agricultural context as a labouring family's home through the late Victorian, Edwardian and inter-war periods.

5.7. The Ailesbury Estate sold its remaining holdings in Easton Royal in 1929. The cottage has remained in private residential occupation throughout the 20th and 21st centuries.

5.8. Read together, the Ordnance Survey and 1910 Valuation evidence supports a broad evolutionary account of the cottage: an eighteenth-century vernacular single-bay cottage of brick and thatch; the rear (northeast) outshut described in the listing in place at least by 1886; modest accretion of the attached ancillary range on the north-western flank into the main living accommodation in the late 19th century or early 20th century; and continuous residential occupation throughout.

## 6. Planning Policy

### Relevant planning policy framework

6.1. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions in relation to land within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance.

6.2. The Conservation Area Statement remains a material consideration as the most recent character appraisal of the area. The Local Plan policies that the Statement cross-refers to (those of the Kennet Local Plan 2001–2011) have been superseded; the substantive plan-led framework engaged by the proposal, Wiltshire Core Strategy Core Policy 58, in particular at sub-clause (iv) on

the special character or appearance of conservation areas, is set out below, together with the relevant paragraphs of Chapter 16 of the NPPF (December 2024).

## National Planning Policy Framework (NPPF), 2024;

"207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

210. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

215. 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.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

## Wiltshire Core Strategy adopted 2015

### Core Policy 58 Ensuring the conservation of the historic environment.

"Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains;
ii. World Heritage Sites within and adjacent to Wiltshire;
iii. buildings and structures of special architectural or historic interest;
iv. the special character or appearance of conservation areas;
v. historic parks and gardens;
vi. important landscapes, including registered battlefields and townscapes.

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. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications."

# 7. Proposed Development

7.1. The proposal is for a small single-storey rear extension at Lavender Cottage to provide a downstairs WC. The works are shown on Tuttle Architectural Services drawing "Lavender Cottage — Proposed — 02" dated May 2026.

7.2. The extension is located on the rear (northeast) elevation of the cottage, on the established footprint line of the existing rear outshut identified in the list entry. The proposed footprint extends the outshut a short distance to the northwest over a small additional area of the rear curtilage; the principal range of the listed cottage is unaltered.

7.3. The extension is single-storey, of monopitch form, with an external wall height of 1.58 m to the eaves and an internal head height of 2.03 m. It is clearly subordinate in scale to the principal range of the cottage. The new build sits well below the existing thatch eaves of the principal range at all points; no part of the new structure projects above, or interrupts the thatched roofscape of the cottage as read from any viewpoint.

7.4. Walls are of painted brickwork to match the existing rear elevation. The roof is of natural slate, slipped under the existing thatch eaves of the principal range, with ventilation and drip space retained beneath the existing thatch. The single new window is a timber casement on the west return of the new build, of proportions and detailing to match the existing cottage casements. Rainwater goods are black-painted to match the existing cottage convention.

7.5. The existing soil vent pipe and extract serving the cottage are carried up through the new slate roof; no new external service penetrations are introduced. Hot and cold water feeds for the new WC are drawn down from the existing first-floor bathroom above and boxed with the SVP. Internal access to the new WC is taken from the existing study within the rear outshut, via a new doorway opening formed in the northwest wall of the outshut. The doorway incorporates the existing window opening, and the loss of historic fabric is accordingly confined to a small area of wall below the existing window cill. No new opening is formed through the principal range of the listed building, and the historic plan form of the cottage is preserved. Foul and surface-water drainage from the new build is directed to two new manholes in the modern gravel yard to the northeast of the outshut and does not engage historic fabric. The new build is structurally independent of the historic fabric, and could be removed in the future without long-term harm to the cottage.

7.6. The design has been developed by the architect and the heritage consultant in dialogue, with explicit reference to the "Principles of design for extensions in thatch" set out at page 21 of the Conservation Area Statement. The proposal does not extend the thatch, the very low eaves

height and shallow footprint of the extension would not satisfy the 50° minimum pitch required by paragraph (a) of those principles, and instead adopts a natural slate roof, slipped under the existing thatch eaves with ventilation and drip space retained beneath, in accordance with paragraph (e). Natural slate is explicitly recognised as a historically established roof material at Easton Royal in the Conservation Area Statement (page 21). The plan form of the new build is simple and rectangular (paragraph (b)); no new dormers are introduced and no valleys are created (paragraph (c)); and no balanced flue or external service penetration emerges from a wall under a thatched eaves (paragraphs (e) and (f)).

## 8. Statement of Significance

8.1. This Statement of Significance applies the four-value framework set out in Historic England's Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008): evidential, historical, aesthetic and communal value. The section identifies those aspects of the asset that hold heritage significance, the location of that significance within the fabric and form of the building, and the sensitivity of individual elements to change, so as to inform the impact analysis at Section 9.

8.2. Conservation Principles defines conservation itself, at Principle 4.2, as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations." This formulation is taken forward in paragraph 202 of the NPPF, which records that heritage assets are "an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

8.3. The Council's Senior Conservation Officer, in her written comments of 20 June 2017, recorded that "the significance of the listed building lies in its vernacular form, traditional construction using vernacular materials and is an important example of this building type within its locality being one of the surviving traditional cottages within the Easton Royal Conservation Area." The author concurs with that summary, which is developed across the four heritage values in the following paragraphs.

8.4. Evidential value is "the potential of a place to yield evidence about past human activity" (Conservation Principles, page 28). At Lavender Cottage, evidential value resides principally in the early 18th century walling in colourwashed brick and chalkstone (malmstone), which reflects a regional vernacular tradition dependent on local geology; the thatched roof of the principal range,

hipped at the western end of No. 58 and half-hipped at the eastern end of Littleover Cottage; the chimney stack on the party wall between Nos. 56 and 58; the historic openings and the leaded and timber-paned three-light casements; the rear (northeast) outshut described in the list entry, of less formal construction but recognised by both the listing and the Conservation Area Statement as integral to the asset; and any below-ground deposits within the curtilage. The interior was "not seen" by the listing inspector in 1988 and may retain further evidential value in the form of historic timbers, fireplaces, plaster surfaces and joinery.

8.5. Historical value is "the ways in which past people, events and aspects of life can be connected through a place to the present" (Conservation Principles, page 28). The cottage holds illustrative historical value as a surviving early 18th century rural cottage of a type that was once ubiquitous in the Vale of Pewsey and is now an increasingly rare survival; it forms part of a recognisable group of cottages in the village which together illustrate the rural vernacular building tradition. Associative historical value at the level of the individual building is principally found in the cottage's continued occupation as an Ailesbury Estate worker's home through the late Victorian, Edwardian and inter-war periods, illustrated by the documented residence of George Hayward, agricultural worker, lifelong carter, and from the 1880s the long-standing occupant of the cottage and his wife Lucy.

8.6. Aesthetic value is "the ways in which people draw sensory and intellectual stimulation from a place" (Conservation Principles, page 30). The aesthetic value of the built range derives principally from the picturesque vernacular silhouette of the cottage: the colourwashed walls; the hipped thatched roof at the western end; the leaded and timber-paned casements in deeply recessed openings with their black-painted timber surrounds; the chimney stack rising from the party wall; and the cottage's set-at-right-angles orientation to the lane within the wider asymmetric three-bay grouping with the attached Littleover Cottage. The cottage's wider aesthetic value is enhanced by its contribution to the character of The Street as a whole: the asymmetric grouping of cottage forms, the sunken lane, the grass banks and the overhanging vegetation are jointly identified by the Conservation Area Statement as constituting an "exceptionally rural character," and Lavender Cottage is part of that ensemble.

8.7. The aesthetic value of the rear (northeast) elevation of the cottage is materially lower than that of the front and is largely concealed from public view by the adjoining outshut of No. 56, the timber boundary fencing and established hedgerow to the north.

8.8. Communal value is "the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory" (Conservation Principles, page 31). Lavender Cottage holds communal value as one of a group of historic cottages contributing to the legibility and identity of Easton Royal as a long-established village. There is no record of any use of the

cottage for public functions and there is no associative communal value specific to the building; communal value lies principally in the cottage's contribution to the wider village identity rather than in associations specific to the building itself.

8.9. The contribution of setting. In the terms of Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets, the setting of the listed pair comprises the curtilage of the two cottages, the immediate frontage to The Street, the adjoining listed cottages to the south and north, and the wider streetscape of grass banks, hedges and mature trees identified by the Conservation Area Statement as the defining feature of the village. The setting contribution to significance is principally experienced from The Street; there is no co-visibility with any other listed building from any other public viewpoint.

8.10. Summary statement of significance. Lavender Cottage is a Grade II listed early 18th century vernacular cottage of regional architectural and historic interest. Its significance is most concentrated in the historic fabric of the principal range, the colourwashed brick and chalkstone walls, the thatched roof, the chimney on the party wall, the historic openings and the leaded fenestration, and in the picturesque vernacular silhouette of the cottage as read from The Street within its asymmetric three-bay grouping with the attached Littleover Cottage. The significance of the asset is enriched by its illustrative historical value as a representative survival of an Ailesbury Estate worker's cottage and by its contribution to the legibility and rural character of the Easton Royal Conservation Area.

8.11. The principal sensitivities of the asset are correspondingly concentrated in the front (southwest) and side (northwest) elevations, the thatched roof and its silhouette, the chimney stack, the leaded fenestration, and the historic interior. The rear (northeast) elevation, the existing rear outshut, and the narrow side passage to the northeast of the cottage are of materially lower sensitivity: they are not visible from any public viewpoint, and the rear outshut, while contributing positively to the cottage's rural character as the Conservation Area Statement records, is itself a secondary element of the asset.

## 9. Impact Assessment

9.1. The impact of the proposed development on the significance of the heritage assets affected (the Grade II listed building, the Easton Royal Conservation Area, and the non-designated heritage asset Chapel Cottage) is assessed in the following paragraphs against the significance and sensitivity analysis at Section 8 of this Assessment. The assessment proceeds element by element through the principal sensitivities identified at paragraph 8.11, then considers the impact on

setting, conservation area character and the wider National Landscape, before concluding on the level of harm and engaging the planning balance under paragraphs 213 and 215 of the National Planning Policy Framework.

9.2. Historic fabric and plan form. The proposed extension is located on the rear (northeast) elevation of the cottage, on the established footprint line of the existing rear outshut. Internal access to the new WC is taken from the existing study within the rear outshut, via a new doorway opening formed in the northwest wall of the outshut. The doorway incorporates the existing window opening, so that loss of historic fabric is confined to a small area of wall below the existing window cill — an element which the listing and the Conservation Area Statement recognise as integral to the asset, but which sits at a materially lower level of sensitivity than the principal range (per paragraph 8.11 above). No new opening is formed through the principal range of the listed building; the principal-range walls, the chimney stack on the party wall, the leaded fenestration, and any historic internal fabric are not engaged by the proposal. The new junction between the slate roof of the extension and the existing thatch eaves has been designed in accordance with paragraph (e) of the design principles for extensions in thatch in the Conservation Area Statement (page 21): the slate is slipped under the thatch eaves with clear ventilation and drip space retained beneath, and the thatch itself is not cut, lifted, displaced or otherwise affected. The impact on historic fabric and plan form is very low.

9.3. Principal elevations and roofscape. The principal (southwest) elevation of the cottage is unaffected; the drawing records "no change" to the front. The leaded fenestration, the walling, the chimney stack, the dormer and the thatched roofscape of the cottage as read from The Street are not engaged. The northwest elevation likewise receives no change at the principal levels; the new build is visible only at low level behind the existing close-board boundary fence and is not visible from the public realm. The thatched roofscape of the cottage as read from The Street is wholly unaltered. The new slate roof sits well below the thatch eaves and is not visible from any public viewpoint. The impact on the principal elevations and roofscape is nil.

9.4. Rear elevation and existing rear outshut. The rear (northeast) elevation is the location of the proposed extension. The new build is contiguous with the existing rear outshut and adopts a wall finish (painted brickwork) matched to the existing, and a roof material (natural slate) recognised in the Conservation Area Statement as historically established within the village. The detailing of the new timber casement on the west return matches the existing cottage convention. The existing rear outshut, which the Conservation Area Statement identifies as having "pleasant rural character", is largely retained; the proposal continues the outshut's established line rather than replacing it. The rear elevation is not visible from any public viewpoint, and the proposal therefore has no effect on the experience of the asset from the public realm.

9.5. Setting of the listed pair. The setting of the listed pair, as analysed at paragraph 8.9 above, is principally experienced from The Street and from within the curtilage of the two cottages. The proposal is not visible from The Street, does not co-affect any other listed building, and does not engage any wider designed view or vista. There is no impact on the curtilage frontage to The Street, on the asymmetric three-bay grouping with No. 56 as read from the public realm, or on the relationship of the cottage to the adjoining listed buildings on the lane. The view from Chapel Cottage, the non-designated heritage asset to the south, is engaged with the front (southwest) elevation of Lavender Cottage and not the rear, and is in any event obscured from the rear curtilage by the existing close-board boundary fence. The impact on setting is nil.

9.6. Easton Royal Conservation Area. The proposal does not result in any change visible from the public realm. The defining features of the Conservation Area as identified by the 2004 Statement, the sunken lane of The Street, the grass banks, the hedgerow enclosure, the asymmetric grouping of thatched cottages, the dominance of vernacular materials in the lane-facing elevations, are not engaged by the proposal. The Native Hedgerow along the rear boundary of the curtilage and the replanted roadside hedge along the frontage to The Street, both identified on the Conservation Area map at page 2 of the Statement, are unaltered. The materials proposed are recognised local materials, and the proposal does not introduce any of the materials identified by the Statement (concrete plain and interlocking tiles) as inappropriate to the village. The proposal accordingly preserves the character and appearance of the Conservation Area. The section 72(1) duty is satisfied.

9.7. North Wessex Downs National Landscape. The Project Site lies within the North Wessex Downs Area of Outstanding Natural Beauty (now known as the National Landscape). The proposed extension is located within the built envelope of the village, on the rear elevation of a cottage that is not visible from any public viewpoint. As recorded in Wiltshire Council's Case Officer's Report for application PL/2022/06489 in respect of the same curtilage, "as the development remains within the built environment of the area, no harm will be caused to the landscape setting of the AONB." That conclusion applies equally to the current proposal.

9.8. Conclusion on the level of harm. The proposal results in a small physical extension of the building's footprint at the rear, in continuation of the existing rear outshut, using materials and detailing that are sympathetic to the cottage and recognised within the village vernacular. There is no impact on the principal elevations, the historic roofscape, the thatched roof, the chimney stack, the leaded fenestration, the historic interior, the lane-side setting, the Conservation Area, the National Landscape, or the view from Chapel Cottage. In the language of paragraph 215 of the NPPF, the harm to the significance of the designated heritage asset is less than substantial, and within that category is at the lowest end of the spectrum.

9.9. Paragraph 215 of the NPPF accordingly applies: the harm should be weighed against the public benefits of the proposal, including (where appropriate) securing the asset's optimum viable use.

9.10. Public benefits — conservation through continued use. Historic England's guidance is direct on the relationship between use and conservation. Paragraph 3 of HEAN 2 (December 2025) states that 'the best way to conserve a building is to keep it in use' and that 'even recently restored buildings that are vacant will soon start to deteriorate.' Paragraph 4 of HEAG304 (June 2021) records that 'an inflexible approach without compromise … may prevent new life being brought to listed buildings.' Continuous, owner-occupied residential use is the most reliable form of long-term protection for a small listed cottage of this kind. The proposal directly supports this stewardship function by ensuring that Lavender Cottage retains the basic configuration of a comfortable contemporary family home into the future.

9.11. That stewardship function is recognised as a heritage benefit by both Historic England and the Government's Planning Practice Guidance. Paragraph 18 of HEAG304 records that 'the PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit.' The PPG itself, at paragraph 020, provides that 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.' The PPG at paragraph 015 further records that 'The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.' HEAG304 in turn describes as a heritage benefit the securing of the use of a listed building that is 'most useful to the owner and most supportive to its long-term conservation.

9.12. Public benefits — adapting the heritage stock for contemporary occupation. The listed cottages of the Vale of Pewsey were built for an earlier pattern of life. The standards that a contemporary household reasonably expects of a home, including an internal ground-floor WC, were not part of the original design brief for an early 18th century rural cottage. HEAG304 at paragraph 15 acknowledges that where "the layout constricts beneficial, compatible, use today" the listed building "will need to be repaired, and may need to be replaced or altered." The country has an ageing population and a sustained policy interest in enabling people to remain in their existing homes and communities across the full course of their lives; a planning regime that resists modest enabling adaptations of this kind would, in the longer run, push small listed cottages out of mainstream family residential use, with consequent harm to their long-term conservation. The

proposal is precisely the kind of modest, proportionate adaptation that allows a small historic cottage to continue to function as a comfortable family home through the changing patterns of household composition and need that future occupants will inevitably experience.

9.13. Public benefits — optimum viable use. The Planning Practice Guidance, at paragraph 015 of the historic environment section, identifies the optimum viable use of a heritage asset as the use that is "most useful to the owner and most supportive to its long-term conservation." For a Grade II listed domestic cottage of the early 18th century, the optimum viable use is, almost by definition, continued occupation as a family home. By enabling the cottage to continue to satisfy the modern standards reasonably expected of a contemporary family home, the proposal supports the asset in remaining in its optimum viable use for present and future occupiers. Paragraph 215 of the NPPF expressly contemplates this as a matter to be weighed in the planning balance.

9.14. The planning balance. Against the limited harm identified at paragraph 9.8, the proposal secures the continued long-term residential use of the listed cottage; enables the asset to be adapted to the modern standards reasonably expected of a family home, in a way that responds directly to the policy direction in paragraphs 2 and 3 of HEAN 2 and paragraphs 4 and 15 of HEAG304; secures the optimum viable use of the asset for present and future occupiers, as contemplated by paragraph 215 of the NPPF and paragraph 015 of the PPG; constitutes a high-quality design response that makes a positive contribution to local character and distinctiveness, as contemplated by paragraph 210(c) of the NPPF and Core Policy 57 of the Wiltshire Core Strategy; and is consistent with the design principles set out in the Easton Royal Conservation Area Statement, and with the village precedent established by the Council's own positive endorsement of comparable rear extensions at Appledor and the Old Vicarage on the same lane.

9.15. The harm is, in the author's professional view, decisively outweighed by these public benefits. The proposal accordingly satisfies the test in paragraph 215 of the NPPF, is consistent with Core Policies 57 and 58 of the Wiltshire Core Strategy, and is consistent with the Council's duties under sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 10. Conclusion

10.1. This Heritage Impact Assessment has been prepared in support of an application for planning permission and listed building consent for a small single-storey rear extension at Lavender Cottage, 58 Easton Royal, providing a downstairs WC. The proposed works are shown on Tuttle Architectural Services drawing "Lavender Cottage — Proposed — 02" dated May 2026.

10.2. Lavender Cottage is the western bay of a Grade II listed range entered on the National Heritage List for England as "Littleover Cottage and attached dwelling, Nos 56 and 58" (List Entry Number 1035991). The Project Site lies within the Easton Royal Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty (now the North Wessex Downs National Landscape). The principal sensitivities of the asset, as identified at Section 8, are concentrated in the front (southwest) and side (northwest), the thatched roof and its silhouette, the chimney stack on the party wall, the leaded fenestration, and the historic interior. The rear (northeast) elevation, where the proposal is located, is of materially lower sensitivity.

10.3. The proposal is a small subordinate addition on the established line of the existing rear outshut. The extension is set well below the existing thatch eaves of the principal range, finished in painted brickwork to match the existing rear, roofed in natural slate slipped under the existing thatch with ventilation and drip space retained, and fenestrated with a single timber casement on the west return of cottage proportions. The existing soil vent pipe and extract are carried up through the new roof; no new external service penetrations are introduced. Hot and cold water feeds for the new WC are drawn down from the existing first-floor bathroom. Internal access is from the existing study within the rear outshut via a new doorway which incorporates the existing window opening; loss of historic fabric is confined to a small area of wall below the existing window cill. No opening is formed through the principal range of the listed building, and the historic plan form is preserved.

10.4. In the language of paragraph 215 of the National Planning Policy Framework, the proposal results in less than substantial harm to the significance of the designated heritage asset, at the lowest end of the spectrum. The proposal preserves the character and appearance of the Easton Royal Conservation Area (satisfying the duty under section 72(1) of the 1990 Act) and causes no harm to the wider National Landscape, to the non-designated heritage asset Chapel Cottage, or to the setting of any other listed building in the village. The very limited harm identified is, in the author's professional view, decisively outweighed by the public benefits of the proposal: securing the continued long-term residential use of the listed cottage; enabling its adaptation to the modern standards reasonably expected of a contemporary family home; securing its optimum viable use for present and future occupiers; and providing a high-quality design response that makes a positive contribution to local character and distinctiveness.

10.5. The proposal accordingly satisfies the test in paragraph 215 of the NPPF, is consistent with Core Policies 57 and 58 of the Wiltshire Core Strategy, and is consistent with the Council's duties under sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application for planning permission and listed building consent can be supported.

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