

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/03595
Erection of a single-storey detached garden shed
Manor Farm, 10 Purton Stoke, Swindon, SN5 4JG

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 16 (LBC) 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.

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 and LBC.

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.”

Proposal: Erection of a single-storey detached garden shed

Relevant planning history: NA

Issues: impact on the listed building.

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 was not occupied by a Heritage Statement (or similar) which should provide a brief understanding of the significance of the listed building, including its setting. Therefore, the application fails to provide any objective assessment of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

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 (as appropriate): 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 in a vernacular form which have significant aesthetic and architectural interest. Part of this is the setting within a village location of the village farmstead, with the main house, and the surrounding farm buildings. The farm buildings have been lost (or converted), and therefore the setting of the former farmhouse has altered in recent years. However, the boundary of the garden for the house remains unaltered since the first OS map (1844-1888). The earlier OS maps show a small outbuilding in the corner of the location of the shed that is the subject of this application.

The principal elevation of the former farmhouse overlooks the garden where the shed subject to this application is proposed, with the rear elevation overlooking the former farmstead. The property is a 5-bay, stone built, two-storey house with dormer windows. The listing description notes that the property dates from the C18. The front garden has a brick wall along the boundary line with the street, which allowed views into the garden, which had a small pedestrian access gate, is considered to be curtilage listed.

Assessment: The proposed scheme is retrospective application for the retention of a large garden shed (7.7m x 4m x 2.5m to ridge height). The garden of some size and therefore the scale of the shed sits within the grounds without being dominant or overbearing. The early historic OS maps showed a small square building in a similar position within the garden, but this was lost by the mid C19. The principle of the development within this part of the garden is acceptable as it is considered to cause no harm to the setting of the listed building.

The boundary treatment and soft landscaping of the garden is a positive feature of the setting of the listed building, and whilst it is not noted within the application, any hardstanding should be minimal. The masonry boundary walls to the listed farmhouse are considered to be curtilage listed, and therefore these should not be demolished or altered without consent.

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 impact of the proposals on heritage assets will be neutral as the proposed building is in a similar location to a historic outbuilding, and the scale of the building and the location is considered to cause no harm to the setting of the listed building. The requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.