

Wiltshire Council Planning Consultation Response

Application No: PL/2026/00823 (LBC) & PL/2026/00660 (PP)
Address: 113 High Street, Burbage
Case Officer: Joe Leesam

Please find following comments in respect of the above consultation:

Recommendations:

☐	No Comment
☐	Comment
☐	Support
☒	Support subject to conditions (please 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:

Section 16 & 66 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

The National Planning Policy Framework (December 2024 (as amended February 2025)) outlines government policy, including the historic environment (Section 16). Paragraph 210 requires local planning authorities to 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. Paragraphs 214 – 216 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

NPPF Paragraph 167 advises that “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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*
- *Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)*
- Historic England’s *Advice Note 2 – Making Changes to Heritage Assets* (2016) is also relevant guidance for applying the policies within the NPPF.

- *Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency*, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Local Policy:

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.

Wiltshire 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."

Site:

No.113 High Street Burbage is a grade II listed building dating from the early 18th century – one of two cottages, it is brick built with thatched roof and located in the Burbage Conservation Area. Its significance lies in its vernacular architecture and fabric, the forms and materials of which are good examples of the traditional historic cottages that positively contribute to the character and appearance of the conservation area.

Proposal:

LBC – Demolition of existing lean-to utility room and replacement with new side extension to create kitchen, with associated internal alterations.

PP – Demolition of existing lean-to utility room and replacement with new side extension to create kitchen, with associated internal alterations. Replacement of existing dilapidated garage and garden store. Alteration and extension to annexe, to create new porch and install solar panels

Issues:

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.
- Impact on the character and appearance of the Conservation Area, and its setting.

Assessment:

Over the two applications, the following have been applied for:

- Main house – demolition of existing side extension; erection of replacement side extension; internal works to create new doorway opening.
- Annexe – Alteration and extension to annexe, to create new porch and install solar panels.
- Garage – Replacement of existing dilapidated garage and garden store.

The applications have benefitted from pre-application advice in 2024, and whilst there were concerns with the proposals in terms of design and impact on setting and significance, the current applications have taken on board this advice and presented revised schemes at application stage.

To comment on each element in turn:

Extension:

The existing lean-to side extension is of little significance and no concerns over the principle of its demolition and, in theory, its replacement, were raised at pre-application

stage. It was commented that *'the acceptability of a replacement structure will depend on the form, size, style, design and siting of an extension, in combination with any physical impact on historic or significant fabric and the appropriateness of the character on the special interest of the designated heritage asset'*.

The design has been amended have more traditionally designed and detailed front (west) and side (north) elevations, which is a welcomed improvement to the pre-application scheme. The rear elevation and roofslope is rather awkward, having to take into account the cat-slide thatch roof at the rear and the limited headroom this results in. Therefore this is a rather compromised solution, although the pitch is sufficient for the material's proposed (natural slate).

The west elevation of the main cottage (i.e. not the lean-to), is where the chimney breast and staircase are located internally. There is no room on the other side of the stack to create a doorway access, and the only way to enter the cottage from the rear is via a door within the catslide. The solution in the design for the extension is essentially extending the catslide and doorway entrance but under a slate roof rather than thatch.

Considering there is an access to the rear currently, and the limited options to be able to accommodate this in, the solution proposed is functional and clearly part of the proposed modern extension. It is acknowledged that timber frame and thatch cottages are often awkward buildings to extend by their very nature of construction and form and require a more imaginative approach as they do not lend themselves to more conventional solutions. There will be no physical harm to the listed building or its fabric, and consistency in the materials will give homogeneity to the extension, to limit any visual impact on the traditional vernacular character of the cottage.

The extension as proposed is not considered to cause any harm to the significance of the designated heritage asset, and enables part of the living accommodation to be included within the same accessible space, which will support its longer term viability as a dwelling.

Rebuilding of porch

There are no concerns over this, as the current condition is rather poor and needs to be addressed.

Internal alteration to create new doorway opening:

The following was commented at pre-application stage:

'there is the potential impact on historic fabric by the widening of the doorway, and there does not seem to be a justification for the partition wall across the hallway. There could be some scope for a new opening to allow an access to form an ensuite, however this will depend on the actual fabric affected to achieve this, along with any additional structural works to support the roof structure above.'

Verbal comments to the case officer expressed concern that the application did not provide any supporting information, justification or assessment of the impact of the works on the significance of the asset or its fabric. Further supporting information has now been provided, which supports the works and whilst there will be some impact on fabric, the new doorway will not caused harm to the significance of the designated heritage asset – no internal elevation has been provided to confirm the new opening, and I suggest this is provided via condition.

Annexe:

The provision of a porch on the former telephone exchange (now annexe) is of no concern. With regard to the solar panels, whilst there will be a visual contrast between the black solar panels and plain clay tiled roof, they are unlikely to cause harm to the setting of the listed building considering their siting and relationship with the designated heritage asset. It was

advised at pre-application stage that the framing for the panels should be black – this has been taken on board, and the proposed plans confirm this.

Garage:

The existing garage is a mono-pitch structure of no particular interest, and there are no concerns over its demolition. There were concerns over the size and potential impact on the setting of the listed buildings caused by over-development of the proposal submitted at pre-application stage, and this has been revised to be a very similar structure to the existing. The mono-pitch roof reduces the visual intrusion and resulting impact on the setting of the listed building is kept to a minimum, essentially the same level of impact as the existing situation. It would be preferred to have traditional double doors to the garage openings, although it's appreciated that this is not a traditionally designed outbuilding. As the garage does not have any visual presence on the street scene or direct relationship with the cottage, 'up and over' doors are acceptable in this instance, especially as consideration has been given to their external appearance, to appear as double doors when closed.

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.

In this instance, the overall impact of the proposals on designated heritage asset and its setting will be relatively neutral, the extension enabling an improvement to the current layout by enabling the living accommodation to be accessed from within the building: this is considered to be an improvement to the existing living accommodation, and supports the long-term viability of the dwelling overall. Therefore the requirements of current conservation legislation, policy or guidance are considered to be met, and the special interest of the listed building, and its setting, will be preserved.

I suggest the following are conditioned on the LBC for the works to the main cottage:

- External materials
- Brick bond to match
- Internal elevation of new doorway
- Joinery details
- Vents/flues
- RWGs

With regard to the annexe (former telephone exchange), I suggest the following are conditioned on the PP:

- Materials, including brick bond
- Requirement to remove the panels should they become redundant, damaged or surplus to requirements within 3 months of their last use.

Pippa Card
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Wiltshire Council Planning

Date: 08/07/2026