

APPLICATION FOR PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02812
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Whatley Manor Hotel and Spa, Twatley, Malmesbury, SN16 0RB
DEVELOPMENT DESCRIPTION:	Removal of the existing, dysfunctional, air handling units and replacement with new air handling units of the same air flow volume requirements and serving same areas.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of 5No existing AHUs and their replacement with 4No new AHUs along with a new ventilator and duct fan within sound insulating casing. Externally, the 3No cowls will appear similar to the existing however some will be orientated slightly differently.

To facilitate the removal of the existing AHUs and their replacement, the basement level of the service shaft is to be temporarily removed then reinstated.

SITE DESCRIPTION/CONTEXT

Whatley Manor is grade II listed as follows;

BROKENBOROUGH SHERSTON ROAD, Easton Grey ST 88 NE (south side) 3/10

Whatley Manor (formerly listed as Twatley Manor) 12.12.51 II Former Country House, now Hotel. C18 farmhouse core with extensive alterations and additions of 1920-7 by Septimus Warwick of London. Coursed rubble to early range, squared rubble and flush dressed stone quoins to C20 section. Wooden lintels, stone dressings to windows, stone slate roofs and stone stacks. Irregular U-shaped plan with C18 range to left-hand and additions to the right. North entrance front of 2 storeys with attics to early range and 2 projecting gabled sections, that to left-hand with half hip to gable apex. Scattered fenestration: 2 and 3-light leaded wooden casements and stone-mullioned casements with leaded lights to C20 ranges, some in square and canted bays. Bull's-eye windows to attic in later additions. South front reveals 2 storey 4 bay C18 range with 4 hipped dormers and C20 fenestration. Two fine bracketed C20 hoods to doors on west facade. Interior. 2 drawing rooms of very fine quality panelling and Palladian style doorcases, all 1920-7. Some original reset Jacobean panels. Elegant Palladian style staircase with wreathed newel, ramped handrail, carved balusters and tread-ends, also of 1920-7.

Listing NGR: ST8971087216

A modern Spa extension was added approximately 20 years ago to a former orchard area. A contemporary building with green roof and extensive curving roof glazing, the Spa building is attached to the east wing of the Manor House. Listed building consent ref PL/2026/00130 was granted 23/3/2026 for Internal alterations and refurbishment of 21st century spa area. It is

understood that those works will be undertaken at the same time as the replacement AHUs will be installed.

The property is located within the Cotswolds National Landscape to open countryside about 100 m north of the River Avon and 400m south of the B4040 1.5km east of Easton Grey Church and 3km west of Malmsbury.

PLANNING HISTORY

Proposal / Summary
14/08123/LBC - Listed building consent Decision - Approve with Conditions Date: 14/10/2014 – Structural Repairs of Roof Structures of Bedroom 1 & Tudor Link
18/00966/LBC - Listed building consent Decision - Approve with Conditions Date: 12/4/2018 – Replacement of entrance doors to restaurant with new, glazed doors
20/00744/FUL - Full planning permission Decision - Approve with Conditions Date: 20/5/2020 – Installation of new plantroom lift to serve swimming pool treatment plant.
20/01482/LBC - Listed building consent Decision - Approve with Conditions Date: 20/5/2020 – Installation of new plantroom lift to serve swimming pool treatment plant.
ENQ/2024/00037 - Pre-Application enquiry Decision - Pre-App Response Date: 8/4/2024 – INTERNAL WORKS TO LISTED BUILDING
ENQ/2026/00812 - Pre-Application enquiry – Proposed replacement of some of the single glazed metal framed window panes within the Listed Building with metal framed window panes with slim line double glazing. The window frames and pattern within the leaded lights would remain the same.
N/01/00675/FUL - Full planning permission Decision - Approve with Conditions Date: 30/4/2001 – ERECTION OF TWO GREENHOUSES
N/01/01085/FUL - Full planning permission Decision - Approve with Conditions Date: 19/9/2001 – EXTERNAL ALTERATIONS INCLUDING EXTENSIONS TO PROVIDE LEISURE SPA, ALTERATIONS TO WALLS/ACCESS ENTRANCE/ASSOCIATED LANDSCAPING/CAR PARKING
N/01/01086/LBC - Listed building consent Decision - Approve with Conditions Date: 19/9/2001 – EXTERNAL/INTERNAL ALTERATIONS, EXTENSIONS/ALTERATIONS TO BOUNDARY WALLS/ACCESS ENTRANCE
N/01/02710/LBC - Listed building consent Decision - Approve with Conditions Date: 7/1/2002 – REPLACE RECEPTION HALL FLOOR IN NATURAL LIMESTONE FLAGS
N/02/01670/FUL - Full planning permission Decision - Approve with Conditions Date: 10/9/2002 – ERECTION OF GARDENER'S STORE AND STAFF ROOM BUILDINGS/WALLED AND FENCED CHILLER AND SUBSTATION ENCLOSURE/LAYING OUT OF CAR PARKING/REVISED GLAZED LINK AND AMALGAMATE ROOMS 24 AND 25
N/02/01671/LBC - Listed building consent Decision - Approve with Conditions Date: 10/9/2002 – ERECTION OF GARDENER'S STORE AND STAFF ROOM BUILDINGS/WALLED AND FENCED CHILLER AND SUBSTATION ENCLOSURE/REVISED GLAZED LINK AND AMALGAMATE ROOMS 24 AND 25
N/02/02691/LBDC - Listed building consent Decision - Approve with Conditions Date: 13/1/2003 – DISCHARGE OF CONDITION 2 (1-8) OF 02.01671.LBC - ERECTION OF

GARDENERS STORE AND STAFF ROOM - WINDOW DETAIL/STONWORK/FENCING
N/02/02717/LBDC - Listed building consent Decision - Approve with Conditions Date: 13/1/2003 – DISCHARGE OF CONDITIONS (2)(3) AND (4) OF 01.01086.LBC - MATERIALS, STONWORK AND EXTERNAL JOINERY
N/88/03526/FUL - Full planning permission Decision - Approved Date: 8/3/1989 – PROPOSED EXTENSION TO CREATE 3 NEW BEDROOMS WITH CONFERENCEROOM
N/88/03527/LBC - Listed building consent Decision - Approved Date: 8/3/1989 – EXTENSION TO LISTED BUILDING
N/93/00148/FUL - Full planning permission Decision - Approved Date: 17/3/1993 – IMPROVEMENTS TO EXISTING SEWAGE TREATMENT FACILITIES - REED BED SEWAGE TREATMENT FACILITIES
N/99/02190/COU - Full planning permission Decision - Unknown Date: 29/10/1999 – CHANGE OF USE FROM HOTEL TO PRIVATE DWELLING
PL/2024/04814 - Listed building consent (Alt/Ext) Decision - Approve Date: 19/7/2024 – Internal alteration to the dining room, including removal of a pier
PL/2026/00130 - Listed building consent (Alt/Ext) Decision - Approve Date: 23/3/2026 – Internal alterations and refurbishment of 21st century spa area
PL/2026/02812 - Full planning permission – Removal of the existing, dysfunctional, air handling units and replacement with new air handling units of the same air flow volume requirements and serving same areas.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- CP 1 Settlement Strategy
- CP 2 Delivery Strategy
- CP 39 Tourist Development
- CP 51 Landscape
- CP 57 Ensuring High Quality Design and Place Shaping
- CP 58 Ensuring the Conservation of the Historic Environment
- CP 61 Transport and Development
- CP 64 Demand Management

Malmesbury Neighbourhood Plan

Wiltshire Design Guide:

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish Council: No comments received

Public Protection No comment

'We have reviewed the AHU Planning Noise report conducted by Ion Acoustics, Dated 21st April 2026, Reference: A2440 R01. The noise levels are -13dB below background at night and therefore we have no comment to make.'

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the amenity of the area with particular regard to the noise generated from the air handling units.

The units will replace existing AHUs and the submitted report by Ion Acoustics confirms that a noise assessment of the impact of proposed replacement AHU and extract plant has been undertaken and a baseline noise survey was carried out to determine the existing noise levels, and in particular determine the background sound levels in terms of the LA90. This was then used to determine plant noise emissions limits in line with BS414:2014 and taking account of Wiltshire Council's standard guidance. The noise of the proposed plant was calculated to the sensitive receptors and found to be comfortably compliant with the noise limits with a good margin. The plant was also demonstrated to be quieter than the existing plant which is to be replaced

The Councils' Public Protection Team was consulted and have offered no objections to the scheme. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Design, visual amenity and impact upon Heritage Assets

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 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraph 208 provides for the local planning authority to make its own assessment of significance and should take significance into account when considering impact of a proposal on a heritage asset to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

In this case significance comes from its combination of vernacular country house and architectural extension and alterations of the 1920's, its form, layout and architectural expression/detailing and use of local design and brick walling have significant historic and architectural interest. Its isolated location orientated south toward the River Avon about 100 m to the south and the associated farm buildings separately listed add a positive contribution to the setting of the listed building.

The modern Spa extension is attached to the listed building and is of good contemporary architecture with quality materials and finishes. It is an honest and respectful addition that has a neutral impact on the significance of the listed building and its setting while contributing to the economic viability of the Hotel and Spa.

Externally, the new cowls will utilise the same openings as the existing, slightly reorientated from the existing positioning. Partly screened behind a freestanding greenhouse the cowls are positioned away from public view and will not appear materially different from the existing arrangement.

The proposal, by virtue of its scale, design, and use of materials, is considered to have a neutral impact on the setting of the listed building, replacing what is there on a like for like basis. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

In this instance the external alterations are contained within the confines of the wider estate and will not be visible from the wider National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

Biodiversity Net Gain

In terms of ecology, the application form confirms that the de minimis exemption applies to Biodiversity Net Gain (less than 25sq.m.) and given the nature and scope of the application proposal there are not considered to be any other ecological implications or impacts arising

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1)The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2)The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1957.21-000: Location Plan

1957.21-AHU-BP: Block Plan

1957.21-AHU-Design and Access Statement (Including photographs PH01-PH04 and technical details of AHU)

1957.21-AHU-EX-01: Existing basement plan and existing external area ground floor plan

1957.21-AHU-EX-02: Existing elevations from points A & B

1957.21-AHU-EX-03: Existing section A-A and section B-B

1957.21-AHU-PR-01: Proposed basement plan and proposed external area ground floor plan

1957.21-AHU-PR-02: Proposed elevations from view points A & B

1957.21-AHU-PR-03: Proposed section A-A and section B-B

1957.21-AHU-Scheme 01: Works for replacement of air handling units

4929-E3C-AHU-B0-D-Z-9010 by E3: AHU and External Ductwork Layout

A2440 R01: Whatley Manor Hotel AHU Planning Noise Assessment

Received 13.05.26

REASON: For the avoidance of doubt and in the interests of proper planning.