

9th July 2026

Our Ref: SWLC.LPC1126

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990
Alterations to existing dwelling –
The Long Barn, Thornhill, Royal Wootton Bassett, Wiltshire, SN4 7RX

Please find enclosed a duly completed householder planning application and associated Listed Building Consent submission for minor works to the above property. Specifically, it is proposed to amend the joinery detailing to the existing large southern gable window and insert a new set of glazed doors, with similar joinery treatment on the building's eastern elevation facing the main bulk of the associated land.

The images below show the heavy joinery in the existing gable window and the siting of the new opening, associated with the removal of the existing fireplace, shown both internally and externally on the next page. The third image highlights the intrusive joinery my clients (who have recently purchased the property) wish to replace.

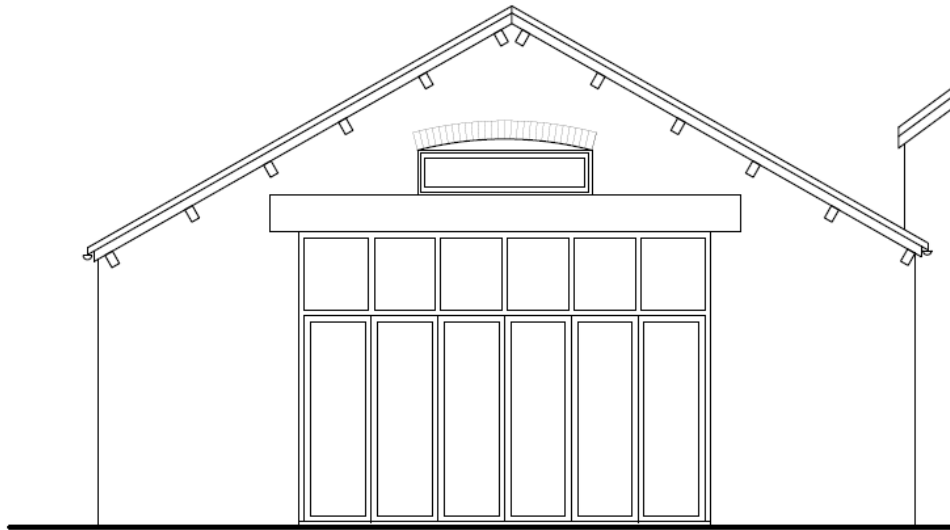


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The replacement window proposed will be similarly coloured (grey) to maintain the singularity of the treatment for all the fenestration at the Long Barn but as can be seen below the vertical emphasis is slightly increased, reducing the size of the upper lights and the powder coated metal joinery is much light weight, employing a narrower profile. The existing window is a modern feature added at the point the building was converted.

The mixed brick pattern (above) shows that the western wall was substantially rebuilt at the time the building was converted so that the introduction of the similarly detailed new glazed and light weight framed opening does not involve the loss of any historic fabric.



The proposal site comprises a converted barn and ancillary outbuilding that were formally part of the farmyard associated with the adjacent Manor Farm, which lies to the immediate west of the proposal site and is Grade II Listed. To the east of the proposal site is equestrian land in the ownership of the applicant which features a stable block and ménage area with paddocks. The wider area is defined by a small cluster of residential properties and agricultural buildings that are surrounded by open countryside.

The existing 2 No. buildings within the proposal site are both single storey and constructed from red brick with slate roof tiles. The units sit around a central gravelled area, with an access track running adjacent to the eastern elevation of the main dwelling leading to the highway to the north of the site.

The relevant approved planning history is summarised below

- 05/00255/COU – Conversion of retained former farm buildings to provide two residential units and one shared office facility, new boundary walls, erection of car port
- 05/00254/LBC – Internal and external alterations including demolition of C20 additions, erection of boundary walls, erection of carport
- 07/00103/LBC – Internal alterations to Building B (Minor amendment to 05/00254/LBC)
- 16/10922/FUL – Erection of detached double garage
- 17/00688/FUL – Erection of new gate and access walling

It is clear that the original barn has been substantially changed in association with the historic sanctioned conversion. It was treated as a curtilage Listed Building at that time, largely given the group arrangement with Manor Farmhouse to the west. Since its conversion, the above history highlights that it now has a separate and gated access, independent of Manor Farm, and is separated by a high new boundary wall. The changes are believed to have reduced the dwelling's associated heritage significance.

Heritage Context

Manor Farm is a Grade II Listed Building. The Historic England listing schedule description is inserted below.

Details

SU 07 NE CLYFFE PYPARD THORNHILL

9/22 Manor Farm 17.1.55 II

Farmhouse, C17, clunch faced in brick, stone tiled roof. 5 bays, 2-storey with added stone gabled porch. To right rear wing of 3 bays, brick with tiled roof. Timber casement windows with segmental heads. At left end large cross wing added 1723-4 by Mr. Townsend, 5 bays 2-storey and attic. Flemish bond brick with plat band and central entrance to garden raised on 4 stone steps. Timber panelled doorcase with rectangular fanlight and flat moulded wood canopy supported by plain console brackets. Cross windows with leaded glazing, iron opening casements with elaborate wrought iron catchplates and stays. Cavetto eaves moulding. In hipped roof two hipped casement dormers to attic. Two major rear stacks to this wing and small gable stacks. The wing contains reception rooms with fielded panelling, moulded chair rail and cornice. Date stone on gable of this wing was removed from demolished stable Reads: 'Vingt Cours/Herfordie 1596', Monogram. VCH translates COMES DE HERTFORD and states stone was once on house. (Accounts in BNG Oxford, Thornhill 11 and 18.

Section 66 to The Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that for development which affects a listed building or its setting, the decision maker shall 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.

Paragraph 207 of the NPPF states 'that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any Heritage Asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal or their significance.' Heritage Assets are defined as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting considering in planning decisions, because of its heritage

interest. Heritage Asset includes designated Heritage Assets and assets identified by the Local Planning Authority (including local listing).'

Paragraph 210 advises that in determining planning applications Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- The desirability of new development making a positive contribution to the local character and distinctiveness.

Paragraph 215 adds that 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.

With regard to the building's heritage significance, and in accordance with paragraph 207 of the NPPF it is proposed to provide a proportionate description of the heritage asset affected by the application development. As a two staged approach the impact of potential change on the significance will then be assessed, having regard to the good practice pursuant to English Heritage's (now Historic England) publication 'Conservation Principles' 2008.

'Significance' can be defined as the 'value of a heritage asset to this and future generations because of its heritage interest. Significance is unique to a place, and it is therefore important to identify such, as the purpose of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at all opportunities. Significance can be eroded through, for instance, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefit'.

Historic England's -Conservation Principles, Policies and Guidance refers to heritage values which help determine significance. These are:

- Evidential
- Historical
- Aesthetic
- Communal

In light of the scale of change and associated works that have been executed to introduce the current residential chapter of use it is maintained that the evidential value, derived from the place's potential to yield evidence about past human activity is very modest, particularly as although the physical relationship to Manor Farm is spatially unchanged there are now high brick wall barriers and independent access arrangements, combined with the very clearly residential use of the property.

The historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative historic value will normally also have evidential value, but it may be of a different order of importance. An historic building that is one of many similar examples may provide little unique evidence about the past, although each illustrates the intentions of its creators equally well. Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.

In illustrative terms the application property is of course substantially altered from its origins. It is not unique of type and is not considered to be a prominent or important building within the built context of the landscape, nevertheless the farm complex can be extrapolated broadly from the layout and built hierarchy present.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.

The application building makes a positive, albeit minor contribution to the historic built form of this part of the countryside, but is not publicly prominent and its aesthetic appreciation is fairly moderate/neutral in terms of perception, beyond the sense of the dwelling's fortuitous rural siting.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. For example, social or spiritual connections with a place. The farm grouping, which is now in residential use are not, has never have been part of a public building group, such as a church or public house. It performs no function as a place of gathering. There is therefore no communal value.

In conclusion, with regard to the significance of the application property, it is very modest and primarily historical and evidential. The existing fenestration treatment, which is already modern by design, means the change is entirely neutral in this regard, and similarly, as the window openings throughout were nearly all newly created in connection with the approved plans for the building's conversion and adaptation no strong pattern (and evidentially involved areas of rebuilding too) the new opening does not conflict with a predetermined window pattern or involve the

loss of historic fabric. The changes are therefore neutral and thus satisfy the preservation test at section 66 of the Act, reproduced earlier.

The Development Plan

Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this instance the relevant Development Plan policy framework is provided by the Wiltshire Core Strategy, from which the following policies are considered most relevant.

CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment

Section 12 to the National Planning Policy Framework (NPPF) is entitled “Achieving well-designed places”. Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Core policy CP57 seeks to achieve high quality development, and amongst which the heritage environment is respected.

In this case the changes are very modest and entirely in scale and harmony with the nature of the householder application enclosed, and the established residential character and form of the Long Barn contextually. The prevailing residential and visual amenities of the dwelling are not materially impacted by the application changes.

As considered earlier, and by reference to CP58, the domestication of the barn has effectively already had a balanced minor but negative impact on the overall heritage significance of the curtilage listed building. The assessment in respect of the application development is of course based on the fact therefore that it is now a house, and not a barn as it was, and thus has very modest heritage significance. In that regard, the changes proposed are minor and believed to have a neutral impact in the round without demonstrably degrading the building’s special interest and setting. The development satisfies the preservation test at section 66 to the Act and by association accords with policy CP58. For the avoidance of doubt, if considered necessary, large scaled details of the new joinery can be conditionally approved in due course.

Overall, I hope the above brief, but proportionate comments, are clear and demonstrate there are no grounds to seek to resist the modest changes proposed. However, if you have any questions to ensure the grant of permission, please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc: Mr Pullen and Ms Ransom