



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/02719
Decision Date: 16/07/2026

Applicant:	Mr Gott The Wheatsheaf Inn, Chilton Foliat, Wiltshire, RG17 0TE
Particulars of Development:	Creation of new door opening, construction of external staircase and installation of new window opening in rear gable wall, change to hard landscaping and car park surfacing.
At:	The Wheatsheaf Inn, Chilton Foliat, Hungerford, RG17 0TE

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposed works, comprising the formation of a new external doorway, insertion of a new window opening, construction of an external staircase and associated alterations, by reason of the loss of historic fabric and their cumulative impact of these works on the form, character, appearance and significance of the Grade II listed Wheatsheaf Inn, would cause less than substantial harm to the significance of the designated heritage asset and would fail to preserve the character and appearance of the Chilton Foliat Conservation Area. Whilst the Local Planning Authority acknowledges the importance of the continued operation of the public house as a community facility, the public benefits advanced by the applicant are not considered sufficient to outweigh the identified heritage harm. The proposal therefore conflicts with Sections 66(1) and 72(1) of the Planning (Listed Buildings

and Conservation Areas) Act 1990, paragraphs 212, 213 and 215 of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.

Informative

2 The documents and plans considered in reaching the above decision are as follows:

- Application Form, received 27/04/2026
- Design and Access Statement including Planning Statement, received 27/04/2026
- Heritage Statement, Job: 2398, received 27/04/2026
- Tree Protection Plan / AMS
- Drawing No. 2398-003 Revision B - Block Plan, received 27/04/2026
- Drawing No. 2398-006 Revision C - As Existing Floor Plans and Elevations, received 27/04/2026
- Drawing No. 2398-033 Revision A - As Proposed Elevations Rear Staircase & Kitchen Access Door, received 27/04/2026
- Drawing No. 2398-041 Revision A - Location Plan, received 27/04/2026
- Drawing No. 2398-042 Revision A - As Proposed Plans & Site Plan External Staircase & Kitchen Door, received 27/04/2026
- Drawing No. 2398-044 Revision A - As Existing Site Plan, received 27/04/2026

Informative

3 During the consideration of this application, it was noted that the works undertaken to the listed building do not appear to accord with the details shown on previously approved plans and that certain works may have been carried out without the benefit of the requisite consent. The Local Planning Authority's assessment of the current application has been based on the information submitted and this decision does not regularise any unauthorised works undertaken at the site.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).