

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03380 & PL/2026/06372
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	Pennyfarthing Cottage, 65 High Street, Ansty, Salisbury, SP3 5QF
DEVELOPMENT DESCRIPTION:	Raising of chimney for fire safety reasons
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

This report covers both the householder planning permission (PL/2026/03380) and listed building consent (PL/2026/06372) applications.

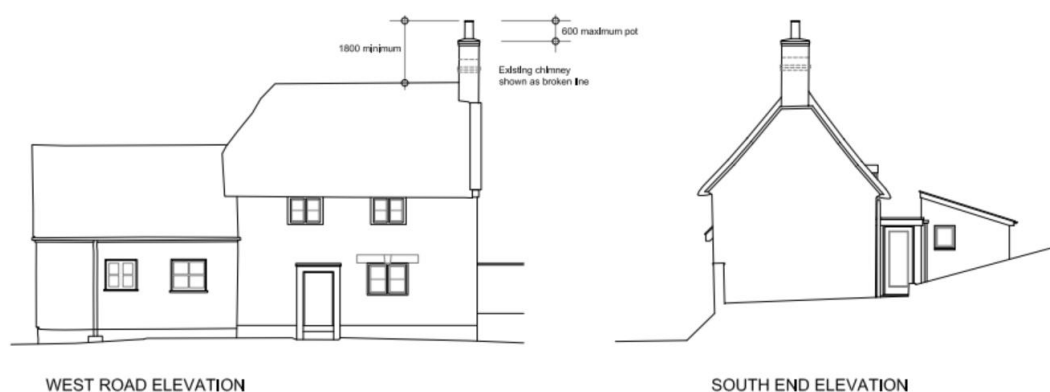
PROPOSAL

The proposal seeks planning permission and listed building consent to raise the height of the existing chimney stack, on the south gable end, to be 1.8m above the ridge of the thatch roof for fire safety reasons.

Existing elevation



Proposed elevation



SITE DESCRIPTION/CONTEXT



The application relates to Pennyfarthing Cottage, a Grade II listed, detached and extended, natural stone and thatched dwelling within the small village of Ansty, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP27 (Spatial Strategy for the Tisbury Community Area).

The listing is as follows:

ST 92 NE ANSTY ANSTY VILLAGE (east side)

3/20 No 65

GV II

Detached cottage. C18. Uncoursed dressed limestone, thatched roof, limestone and brick stacks to right. 2-storey, 2-window. Planked door to left, 2-light casement to right and two 2-light casements to first floor. Left return is brick with light timber-framing to gable, half-hipped roof, attached to left is weatherboarded extension with planked door. Right return is windowless, coped verge to roof. Interior has open fireplace with timber lintel.

Listing NGR: ST9549726947

Pennyfarthing Cottage is located within the Ansty Conservation Area, on the east side of High Street with access and a driveway to the south and private garden on the east and north. There is a detached garage with annexe over at the southern end of the plot, this is not listed.

The site is within the Blackmore Vale and Vale of Wardour Countryside Character Area, the Cranbourne Chase & West Wiltshire Downs National Landscape, the Chilmark Quarries Barbastelle SAC and Hampshire River Avon SAC.

PLANNING HISTORY

Proposal / Summary
S/2011/1413 - Full planning permission Decision - Approve with Conditions Date: 7/11/2011 – Proposed alterations to ground and first floor of main cottage, including the addition of 2no of small windows to rear of cottage. Alterations to existing timber framed extension to include raising the roof and making connection at first floor level throu
S/2011/1414 - Listed building consent Decision - Approve with Conditions Date: 7/11/2011 – Proposed alterations to ground and first floor of main cottage, including the addition of 2no of small windows to rear of cottage. Alterations to existing timber framed extension to include raising the roof and making connection at first floor level throu
17/02473/FUL - Full planning permission Decision - Approve with Conditions Date: 18/5/2017 – Construction of garage building with studio above and works to site boundary treatments
17/03070/LBC - Listed building consent Decision - Approve with Conditions Date: 19/5/2017 – Construction of garage building with studio above and works to site boundary treatments
17/03620/FUL - Full planning permission Decision - Approve with Conditions Date: 3/7/2017 – Proposed rear extension and associated landscaping
17/04225/LBC - Listed building consent Decision - Approve with Conditions Date: 3/7/2017 – Proposed rear extension and associated landscaping
19/05888/FUL - Full planning permission Decision - Approve with Conditions Date: 7/8/2019 – Erection of summerhouse (retrospective)
18/03680/FUL - Full planning permission Decision - Approve with Conditions Date: 11/6/2018 – Construction of garage building and works to site boundary treatments

18/03850/LBC - Listed building consent Decision - Approve with Conditions Date: 11/6/2018 – Construction of garage building and works to site boundary treatments
19/01140/LBC - Listed building consent Decision - Refused Date: 27/3/2019 – Retrospective changes to the garage/outbuilding and site boundary treatments.
17/07905/FUL - Full planning permission Decision - Approve with Conditions Date: 4/10/2017 – Proposed car port (revised siting and design of proposed garage pursuant to 17/02473/FUL and 17/03070/LBC)
17/08362/LBC - Listed building consent Decision - Approve with Conditions Date: 4/10/2017 – Proposed car port (revised siting and design of proposed garage pursuant to 17/02473/FUL and 17/03070/LBC)
PL/2026/01408 - Householder planning permission Decision - Approve with Conditions Date: 27/4/2026 – Enclosure of car port to provide ancillary room

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy for the Tisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 69: Protection of the River Avon SAC

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ansty Parish Council: No comment received

Conservation Officer: No objection, comments received as follows:

The proposed raising of the chimney stack is an expedient measure. I do not consider that the proposals would harm the special interest of the cottage or the visual amenity of this part of the CA providing a matching brick and a lime mortar are used, together with a traditional clay pot. The proposals would be in accordance with Sections 16 and 72 of the Planning LBCA Act 1990, CP58 and chapter 16 of the NPPF.

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.

Design, scale & materials

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal is to raise the height of the existing chimney stack on the south gable to comply with building regulations/insurance requirements. The existing chimney pot will be removed and the stack will be raised with bricks and mortar to match the existing with a flanchéd terracotta chimney pot on the top. A condition to ensure the bricks and mortar will match the existing, together with a traditional clay pot will be included to maintain the appearance of the Conservation Area.

The southern gable end faces the street and will be visible from public viewpoints but the removal of the existing very tall chimney pot and replacement with brick and smaller chimney pot is considered a more traditional detail and appropriate within the street scene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Heritage and Conservation Area Impact

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.

The application site is within the Ansty Conservation Area and is a Grade II Listed Building. The proposals are to raise the height of the existing chimney using brick and mortar to match the existing and a clay pot.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building, subject to a condition ensuring the materials match the existing. It would not result in harm to the setting 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.

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.

Due to the nature of the development, the proposals are not considered to impact upon neighbouring properties.

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 176, 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.

The proposals involve minor alterations to an existing dwelling. Whilst the proposed development would not necessarily 'seek to further' the purposes of the protected landscape, which in this case is the Cranbourne Chase & West Wiltshire Downs National Landscape, the proposed development is modest in nature and as there would be no encroachment into the open countryside, it is considered that the proposed development would have a neutral impact upon the special qualities of the National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation and the Chilmark Quarries Barbastelle Bat Special Area of Conservation. The proposed works are to an existing chimney and as such there is no reasonable likelihood of protected species being affected or ecological impact. The development complies with Core Policy 50 and the relevant provisions of the NPPF. An informative will be added highlighting the Conservation of Habitats and Species Regulations 2017 (as amended).

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

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 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.

For Planning Permission PL/2026/03380

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:

Title	Description	Received Date
Design access and heritage statement	.	28 May 2026
Site location and block plans	226015.01	28 May 2026
Proposed elevations	226015-03A	10 June 2026

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

3. The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and lime mortar pointing. The chimney pot to be installed within the development hereby permitted shall be constructed of a traditional clay pot.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

Informatives

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not

often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England.

For Listed Building Consent ref: PL/2026/03672

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Title	Description	Received Date
Design access and heritage statement	.	28 May 2026
Site location and block plans	226015.01	28 May 2026
Proposed elevations	226015-03A	10 June 2026

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

3. The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and lime mortar pointing. The chimney pot to be installed within the development hereby permitted shall be constructed of a traditional clay pot.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.