

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03665 & PL/2026/03885
APPLICATION TYPE:	Planning permission & Listed Building Consent
SITE ADDRESS:	Knapp Farmhouse, 1 High Lane, Broad Chalke, Salisbury, SP5 5HH
DEVELOPMENT DESCRIPTION:	Addition of height to two chimney stacks to lift top of pots to be no less than 1.8m higher than the thatched roof ridge.
RECOMMENDATION:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

The proposal seeks planning permission for the addition of height to two chimney stacks to lift top of pots to be no less than 1.8m higher than the thatched roof ridge.

SITE DESCRIPTION/CONTEXT

The site is situated on the south side of High Lane in the large village of Broad Chalke within the defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP33. It is located within the Cranborne Chase & West Wiltshire Downs AONB and lies within the conservation area of Broad Chalke and is a Grade II listed building. It is located in the Hampshire River Avon Catchment and is in Flood Zone 1, with the River Ebble being located to the south of the site. The 0.71ha wider blue line boundary currently comprises of a residential dwelling, outbuildings, swimming pool, tennis court, courtyards and private residential gardens. The site is bordered by the highway to the north and west, with a public footpath going through the blue line boundary towards the south. To the east of the site a Grade II listed building *Mascalls*.

Listing: Knapp Farmhouse, 1 High Lane, Broad Chalke, SP5 5HH List Entry Number: 1198371

Farmhouse. Late C17, altered C18 and early C19. Rubble stone and English garden wall bond brick, refronted in yellow Flemish bond brick, thatched roof with gable end brick stacks. L-plan. Two- storey, 3-window south front. Central C20 glazed porch and door with C19 canted bay with flat brick arches and plate glass sashes either side. First floor has three 16-pane sashes with keystones to flat arches. Right return has external stone stack with offsets, C20 attached extension. Left return has 2-light and single-light casement, former roofline visible in brickwork, to left is flint rubble stone outhouse, now joined to main house by C19 addition. Rear of main range has C20 flat-roofed extension, C19 lean-to to right, two gabled

attic dormer with 4-light and 3- light casements, rear wing retains some timber-framing to right return, C20 steel casements. Interior has chamfered beams with runout stops, planked and 4- panelled doors; cellar.

PLANNING HISTORY

S/2008/0793 & S/2008/0794 (LBC) - Removal of single storey extensions to east and north elevations and replacement, two storey extension to form passage to bedrooms, east elevation to kitchen - Approve with Conditions

S/2009/1017 & S/2009/1018 (LBC) - Study, cover roof with second hand plain tiles instead of slate as approved on 07.08.08 application s/2008/0794 - Approve with Conditions

S/2009/1812 & S/2009/1813 (LBC) - Change of use of garage to provide additional living accommodation - Approve with Conditions

S/2009/0255 - Resitting tennis court including removing existing and landscaping, removing conifer hedging and small trees, alterations to parking area and blocking existing drive southwest corner - Approve with Conditions

S/2011/0043 & S/2011/0044 (LBC) - Covered way from utility room to games room incorporating listed thatched wall - Approve with Conditions

S/2011/0749 & S/2011/0750 (LBC) - Refurbishment of games room - Approve with Conditions

18/12086/FUL - Two-storey thatched extension - Approve with Conditions

19/11514/FUL & 19/00264/LBC - Proposed addition of air source heat pump and external boiler to an existing lean-to log store (retrospective) - Approve with Conditions

20/02612/FUL & 20/03087/LBC - Remove existing 20th century porch and replace with traditionally detailed timber lattice porch with swept lead roof - Approve with Conditions

PL/2023/05795 - Demolition of timber garage, workshop, shed and partial demolition, repair and rebuilding of boundary walls and erection of new garage, workshop and gymnasium with associated works. - Approve with Conditions

PL/2024/01106 & PL/2024/01465 - Repair and stabilisation of upper section of greensand stone boundary wall and demolition of lower sections of wall formed in rubble and brick masonry and planting of new double width beech hedge. - Approve with Conditions

PL/2024/08716 & PL/2024/09219 - Installation of 9 solar panels on south east facing roof of outbuilding - Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places
- 16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 41: Sustainable construction and low-carbon energy

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

The Planning (Listed Building and Conservation Area) Act 1990

Section 16

Section 66

Section 72

CONSULTATION RESPONSES

Broad Chalke Parish Council: No Objection.

Conservation Consultation: No Objection - Subject to Condition.

Rights of Way: None received.

REPRESENTATIONS

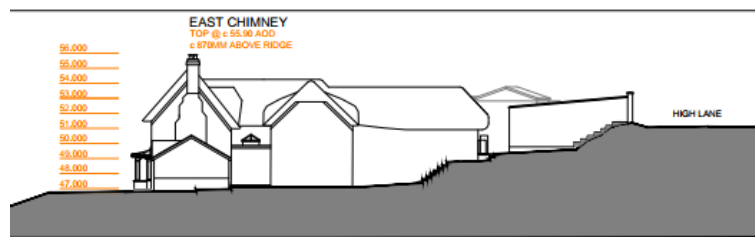
No comments were received.

ASSESSMENT

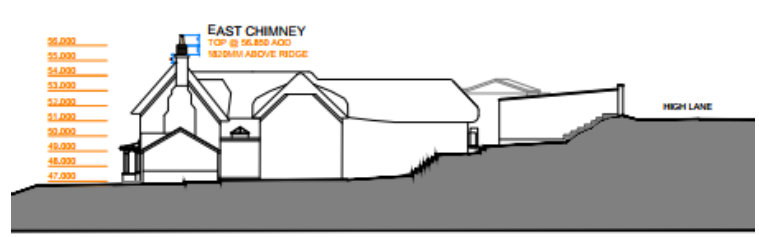
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

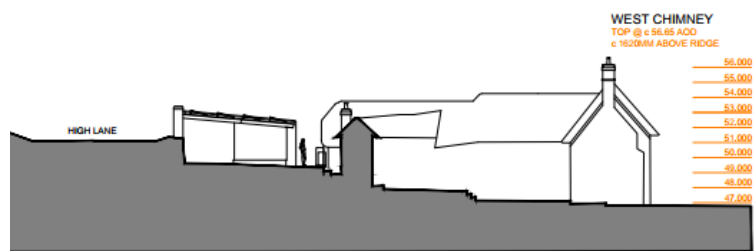
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



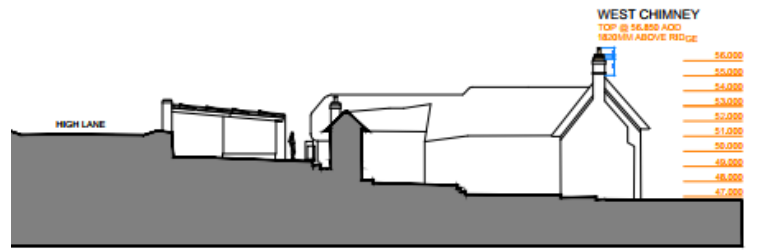
EAST ELEVATION



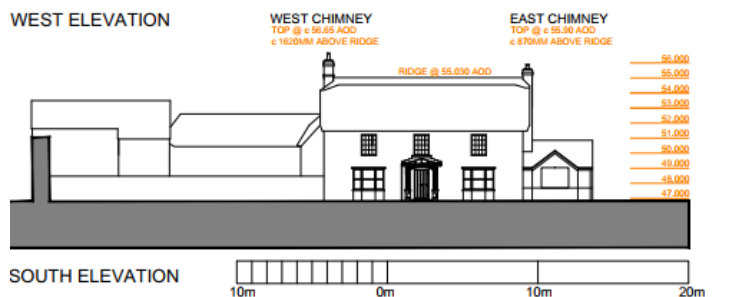
EAST ELEVATION



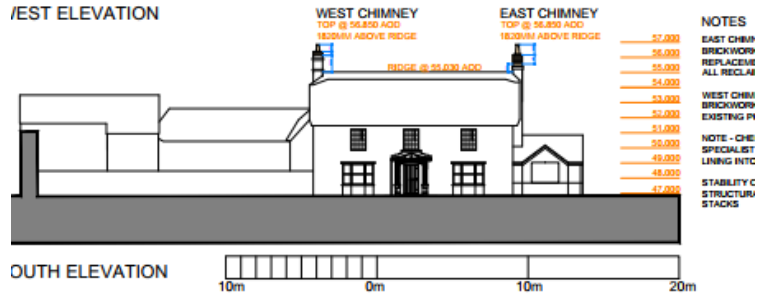
WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

NOTES

- EAST CHIMNEY
BRICKWORK
REPLACE WITH
ALL RECLAIM
- WEST CHIMNEY
BRICKWORK
EXISTING PI
- NOTE - CHIMNEY
SPECIALIST
LINING INTACT
- STABILITY OF
STRUCTURE
CHECKED

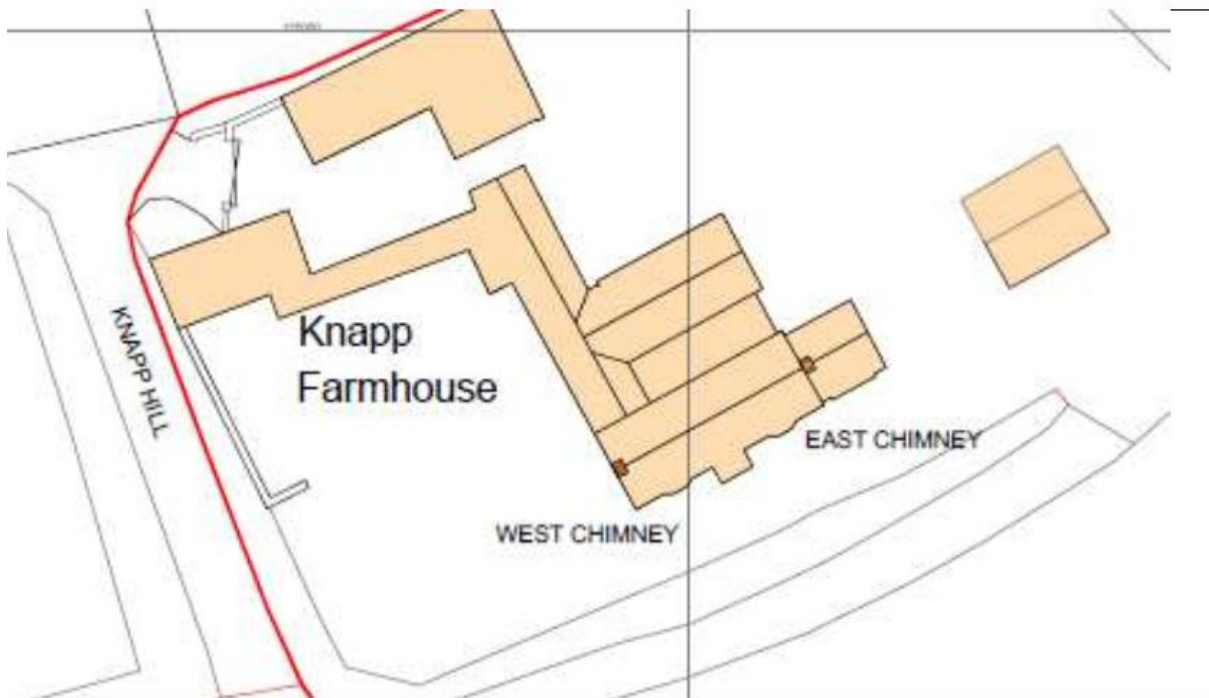
Impact on the Character and Appearance of the Conservation Area and Listed Buildings

Section 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority 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. 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. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

Knapp Farmhouse is a Grade II listed building comprising a detached residential dwelling, outbuildings, a swimming pool, tennis court, and residential gardens. This application site has had numerous planning applications over the last few years. This dual householder and listed building application is for the addition of height to two existing chimney stacks to lift the top of the pots to be 1.82 metres above the ridge of the thatched roof. These two chimney stacks are currently in use and are situated at the east and west end of the central south two storey portion of the house. The location of the existing chimneys are shown in the site plan below. There are no other proposed works as part of this planning application.



The design and heritage statement has noted that the reason for the development is: *to increase each chimney stack and pot sufficiently to achieve the recommended height of the top of the pots above the ridgeline of thatch to minimise the risk of a thatch fire caused by smuts, sparks and cinders emanating from any of these three pots... to meet the minimum recommended height required by Building Control.* However at the moment, *the eastern pots terminate c 870mm above the ridge and the western pot c 1620mm above the ridge.*

These two chimneys are built of brick and stone (the western tack is all brick – the eastern stack with two flues is in both stone and brick). The pots on top of each stack are c 350mm high (eastern pots) and c450mm high (western pot).

Eastern Chimney Stack (Two Pots)	Western Chimney Stack (One Pot)
	
	

In order to increase height of both chimneys, the application proposes to use a combination of additional brickwork for the western chimney (utilising the existing pot) and additional brickwork and new taller pots for the eastern chimney. The brick proposed shall be reclaimed brick with pointing all to match the existing brick and mortar. The new pots to the eastern chimney will also be reclaimed terracotta. As a result of this, the tops of both chimney pots will become c1820mm above the thatched ridge level.

The conservation officer has no objections to the proposed works to the listed building and has noted:

Current guidance recommends that chimney stacks are 1.8m in height above the ridge to limit possible thatch fires from sparks. Most historic chimneys are below this level, particularly as the thatch is often very thick (new coats being laid over previous thatch coatings). I have no objection to the raising of the chimney stack as a precautionary measure. Chimneys are frequently altered/rebuilt. I recommend conditions along the lines of 'new bricks to match the existing and laid in a matching bond'. Any new pots to be terracotta and traditional in style.

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.

On balance, the proposed alterations to the chimney pots are considered to cause less than substantial harm to the heritage asset. Ensuring that the height of the chimney pots are suitably above the existing thatched ridge will minimise the potential of a thatch fire caused by smuts, sparks and cinders emanating from any of these three pots. As such, it is considered that the proposed works will ensure that the heritage asset is conserved. As the proposed works are minimal in scale, there are no concerns regarding visual impacts of the development as proposed, nor are there any concerns regarding the impacts on the conservation area.

Impact on neighbour amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

This application proposes a minor increase to the existing chimney pots to adhere to building regulation requirements. These works will not affect the neighbouring amenity in any way as the chimneys are in use and are existing. Additionally, the nearest neighbouring dwelling is located at a considerable distance with the dwelling Mascalls located approximately 75 metres to the west of the host dwelling.

CONCLUSION

The proposed development is considered to be acceptable with no significant impact to neighbouring amenities or on the heritage assets, and it is therefore considered to be in accordance with the above listed Core Policies of the adopted Wiltshire Core Strategy, sections 16, 66 and 72 of Planning (Listed Building and Conservation Areas) Act 1990 and the aims of the NPPF.

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:

Location plan Drawing No. 2604_40 Received: 09 June 2026

Site Plan Drawing No. 2604_50 Received: 09 June 2026

Ground floor plan Drawing No. 2604_100 Received: 09 June 2026

Proposed elevations Drawing No. 2604_201 Received: 09 June 2026

Design and Heritage Statement Received: 09 June 2026

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

3. Any new bricks for the development hereby permitted shall match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

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

4. Any new pots to be terracotta and traditional in style.

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

LBC be granted, subject to Conditions

1. The works for which Listed Building Consent is hereby granted shall begin 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:

Location plan Drawing No. 2604_40 Received: 09 June 2026

Site Plan Drawing No. 2604_50 Received: 09 June 2026

Ground floor plan Drawing No. 2604_100 Received: 09 June 2026

Proposed elevations Drawing No. 2604_201 Received: 09 June 2026

Design and Heritage Statement Received: 09 June 2026

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

3. Any new bricks for the development hereby permitted shall match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

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

4. Any new pots to be terracotta and traditional in style.

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