

Built Heritage Statement

Old Manor Farm, Wedhampton

On behalf of Mr G Ellis.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Mr G Ellis to prepare a Built Heritage Statement to consider the proposed residential conversion and redevelopment of Old Manor Farm (hereafter also referred to as 'the site'), as shown on the site location plan provided at Plate 1.



Plate 1: Site location plan.

- 1.2. The site contains seven barn buildings. None of these are individually Listed. To the immediate north-east of the site is the Grade II Listed Old Manor Farm Farmhouse. The site is located within the Wedhampton Conservation Area.

- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 216 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

- 1.5. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance"*.²

- 1.6. For the avoidance of doubt, this assessment has been updated following the receipt of comments relating to

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

² MHCLG, *NPPF*, para. 207.



the previously submitted iteration of the proposals from the Council's Conservation Advisor which are referred to and responded to where relevant below.

2. Proposed Development

2.1. The application seeks Full Planning Permission and Listed Building Consent for the residential conversion and redevelopment of Old Manor Farm.

2.2. The full schedule of works is as follows:

- The residential conversion of Barns 1, 2, 4, 5 and 6, with Barn 6 to be subdivided and expanded to form two units (Barns 6 and 8);
- The demolition and removal of Barns 3 and 7; and
- Associated soft and hard landscaping works to form driveways, parking spaces and garden areas.

2.3. As noted above, following the original submission of the scheme, and the receipt of comments from the Council's Conservation Advisor, as subsequent discussions with the Case Officer, the application proposals have been updated and are detailed on the following plans which form the revised application package and which this assessment considers:

- Drawing 1560-09 Rev K – Proposed Site Plan.
- Drawing No. 1560-06 Rev F – Barns 1 & 2 Proposed Elevations and Plans.
- Drawing No. 1560-07 Rev F – Barns 4 and 5 Proposed Elevations and Plans.
- Drawing No. 1560-08 Rev E – Barns 6 and 8 Proposed Elevations.

2.4. **Section 9** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6, 7, and 8**.

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3. Methodology

- 3.1. The aims of this Report are to assess the intrinsic heritage significance of the site, including the barns within; to assess any contribution that the site makes to the heritage significance of the identified heritage assets; and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 3.2. This assessment considers built heritage and setting matters.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The Historic Environment Record (HER) accessed via Heritage Gateway, for information on the recorded heritage resource in the vicinity of the site;
 - The National Heritage List for England for information on designated heritage assets;
 - Sources held at the Wiltshire and Swindon Archives;
 - Historic maps available online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;

- Old photographs accessible via the Historic England Architectural Red Box Collection; and
- Google Earth satellite imagery.

Site Visit

- 3.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 20th May 2025, during which the site and its surrounds were assessed. Further site visits have been undertaken during the course of 2026.

Photographs

- 3.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

3.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);³
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁴
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁵
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁶ and

- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁷

³ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁵ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁶ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁷ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁸
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁹
- 4.3. Full details of the relevant legislation are provided in *Appendix 2*.

National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*,

an updated version of which was published in December 2024.¹⁰ The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment. The *PPG* also contains the *National Design Guide*.¹¹

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 3**.

The Development Plan

- 4.6. Applications for Planning Permission and Listed Building Consent are currently considered against the policy and guidance set out within Urchfont Wedhampton and Lydeaway Neighbourhood Plan 2015–2026, adopted April 2017, and the Wiltshire Core Strategy Plan 2006–2026, adopted January 2015.
- 4.7. Details of the policies specifically relevant to the application proposals are provided within **Appendix 4**.

⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁰ Ministry of Housing, Communities and Local Government (MHCLG), Planning Practice Guidance: Historic Environment (PPG) (revised edition, 14th February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹¹ Ministry of Housing, Communities and Local Government (MHCLG), National Design Guide (London, January 2021).

5. Site Development and Planning History

Site Description

- 5.1. The site covers approximately 0.32ha. Most of the barns remain in use; however, they are predominantly used for general storage rather than active agricultural use, and are largely redundant in terms of their original agricultural use and generally not suitable for modern farming practices. The locations of the individual barns are annotated on Plate 3.

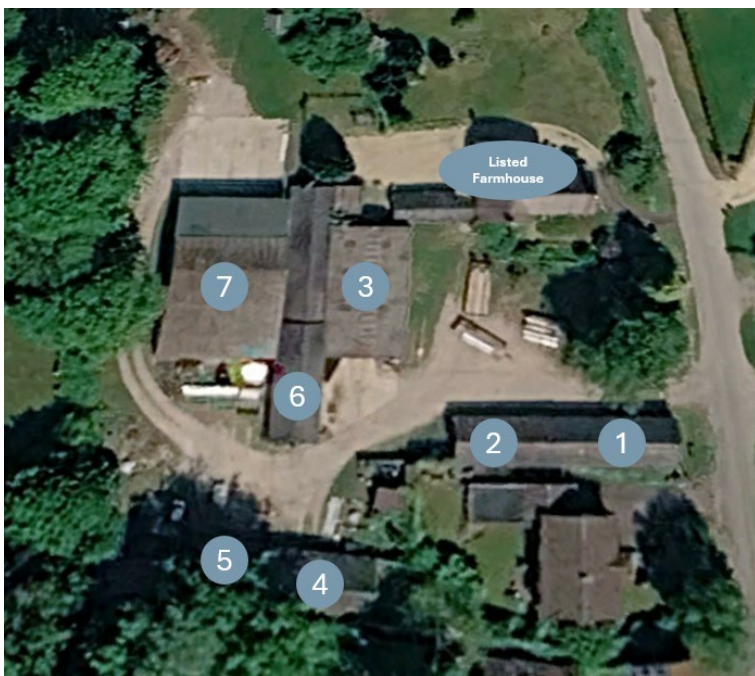


Plate 3: Annotated Site Plan showing the locations of the barns.

- 5.2. The site also includes yards and areas of hardstanding which facilitate access to the barns, grassed areas and soft verges, and a paddock to the north.
- 5.3. The site boundary treatments are varied, including mature trees and other vegetation, brick walls, and modern fencing. The High Street bounds the site to the east and provides access. The site is otherwise surrounded by buildings and garden areas associated with the residential properties of Wedhampton. To the immediate east of the site (outside the application site boundary) is the Grade II Listed Old Manor Farm Farmhouse which is acknowledged as forming part of the current complex.

Site Development / Map Regression

- 5.4. Old Manor Farm is categorised as a loose courtyard plan farmstead which is thought to be of medieval origin, albeit is recognised that most of the traditional buildings have been lost (HER ref. MWI69446). Based on the sources consulted, there is no definitive evidence that the farmstead is of medieval origin and there do not appear to be any standing buildings that are medieval. The List Entry for Old Manor Farm Farmhouse (which is located immediately beyond the site) identifies this as a post-medieval building dating from c. 1600.
- 5.5. The earliest known cartographic source to depict the site in detail is an 1832 map showing the Wiltshire Estates of

George Watson-Taylor Esq.¹² This cannot be reproduced for copyright reasons; however, the farm layout is the same as that depicted on the slightly later 1840 tithe map of Wedhampton.

- 5.6. The main farmstead is labelled Plot 1085 on the 1840 tithe map. It was then occupied by Isaac Crook and owned by J S Drax Erle Grosvenor. The tithe apportionment describes the plot as containing a ***"House Farm Buildings Yards & Garden."*** Depicted within the boundaries of the plot are two rectangular structures positioned parallel with the main road (present-day High Street), a rectangular structure in the southern portion of the plot, and a truncated T-shaped structure in the centre. The precise form and function of these buildings is unclear. Old Manor Farm Farmhouse is depicted within the northern part of the plot, at which time it possessed a smaller, L-shaped footprint.
- 5.7. None of the barns present within the site today properly align or appear to correspond with any of the buildings depicted on the 1832 or 1840 maps (see further discussion in **Section 6** below).
- 5.8. The 1840 map also shows that the site included part of former plot 1086 to the north of the farm complex. This was similarly owned and occupied by the same individuals. The tithe apportionment records that this was an orchard.

- 5.9. The 1840 tithe map and apportionment therefore demonstrate the historic association between the farmhouse and the site.
- 5.10. The 1888 First Edition OS map illustrates a number of changes within the site. The two westernmost farm buildings depicted on the 1832 and 1840 maps had been demolished and replaced with new buildings, resulting in the farm complex expanding further to the south and west. With regard to the two buildings located on the eastern side of the plot (adjacent to the road), the northern structure had evidently been extended or rebuilt on an enlarged footprint. The farmhouse had also been remodelled and extended. The orchard remained to the north; however, there had been changes to the general subdivision of the farm, especially increased enclosure linked to the new buildings.
- 5.11. In the wider vicinity, the 1888 map records increasing built form within Wedhampton as other farms were expanded and new infill development emerged.
- 5.12. The 1901 OS map illustrates only one readily perceptible change within the site: the demolition of a small, square-plan building within the southern part. The map otherwise provides additional information regarding the internal subdivision of the buildings and the presence of open-fronted elevations (denoted by dashed lines).
- 5.13. The 1926 OS map illustrates the further expansion of the farm complex, with several new buildings added along the

¹² Wiltshire Archives, ref. 323/8MS.

southern edge and also some new structures added to the north.

- 5.14. The 1947 OS map illustrates the demolition of some structures within the farm complex and the slight truncation of the orchard (its southern boundary had been moved north). The structure to the east of Barn 4 in the 1926 OS is not recorded in this map, indicating its removal.
- 5.15. A new structure to the east of Barn 4 is recorded in the 1961 OS Map. No other changes are recorded in the map.
- 5.16. On the 1979 map, two new large barns are recorded to the east and west of Barn 6. These appear to correspond with the present-day Barns 3 and 7. The built form recorded to the east of Barn 4 in the 1961 OS Map had been removed.
- 5.17. 2002 satellite imagery of the site shows a number of changes were made to the site. The most notable changes are the removal of the Barn at the eastern boundary of the site, parallel to the high street, as well as the addition of Barns 3 and 7, either side of Barn 6. The longer barn to the south-west of Barn 2 was removed from the site. The land of the orchard/paddock is shown to be cultivated for farming, indicating its historic association and function with the site.
- 5.18. This also indicates that the eastern boundary was once principally formed of the flank of the building which previously stood adjacent to the road and thus the current boundary is a relatively modern construct.



Plate 4: Tithe map.

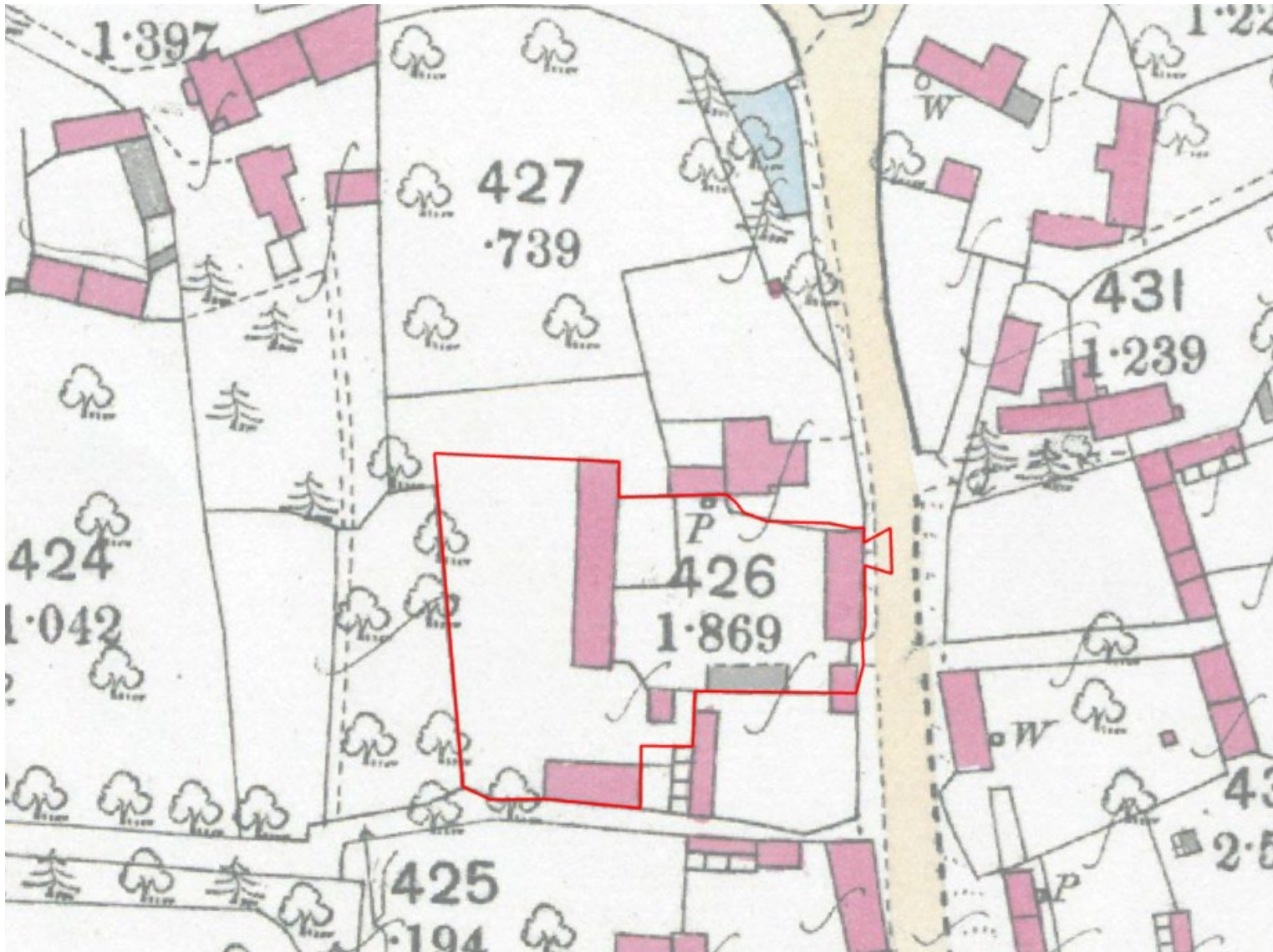


Plate 5: 1888 Ordnance Survey Map.

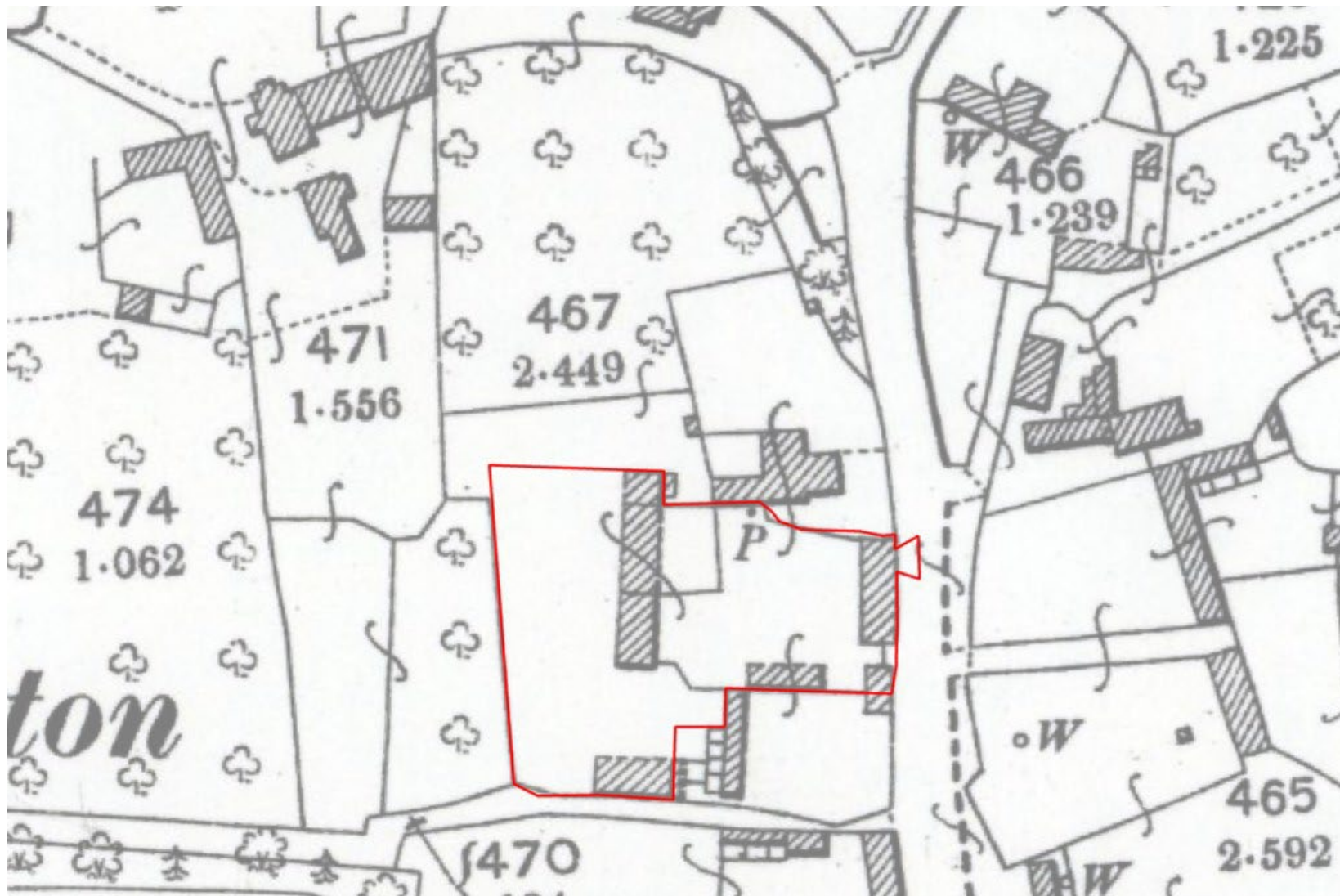


Plate 6: 1901 Ordnance Survey Map.

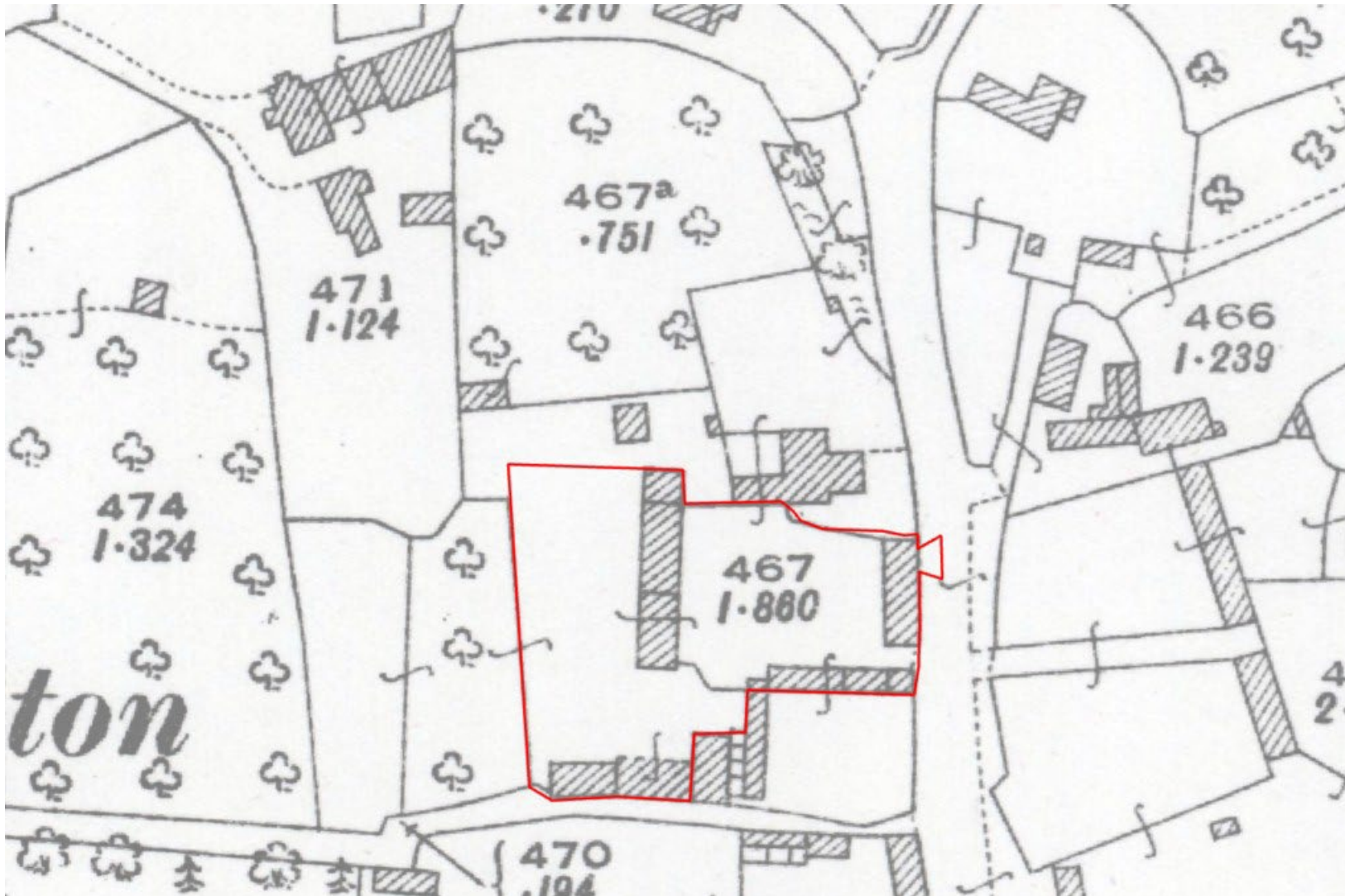


Plate 7: 1926 Ordnance Survey Map.

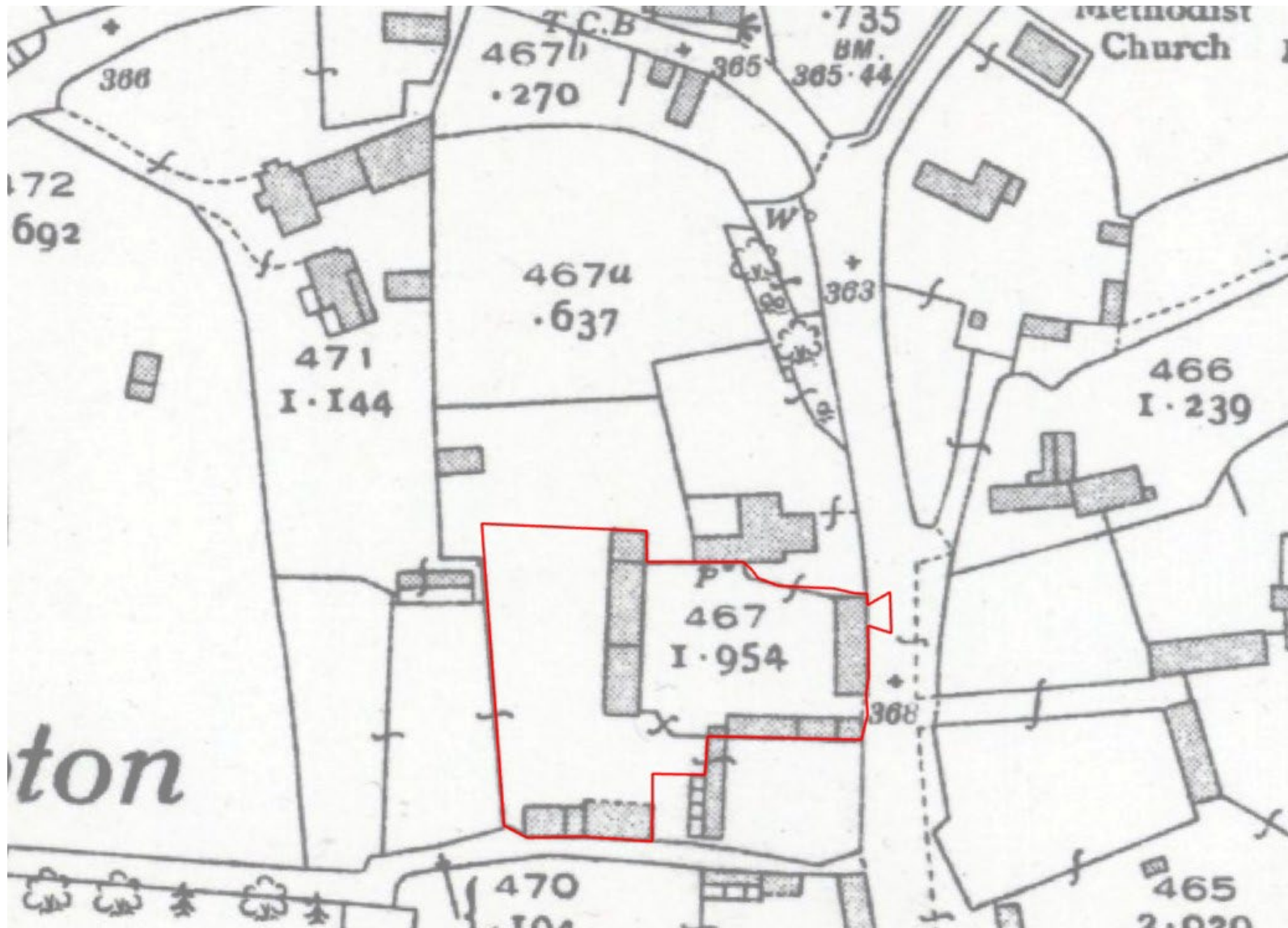


Plate 8: 1947 Ordnance Survey Map.

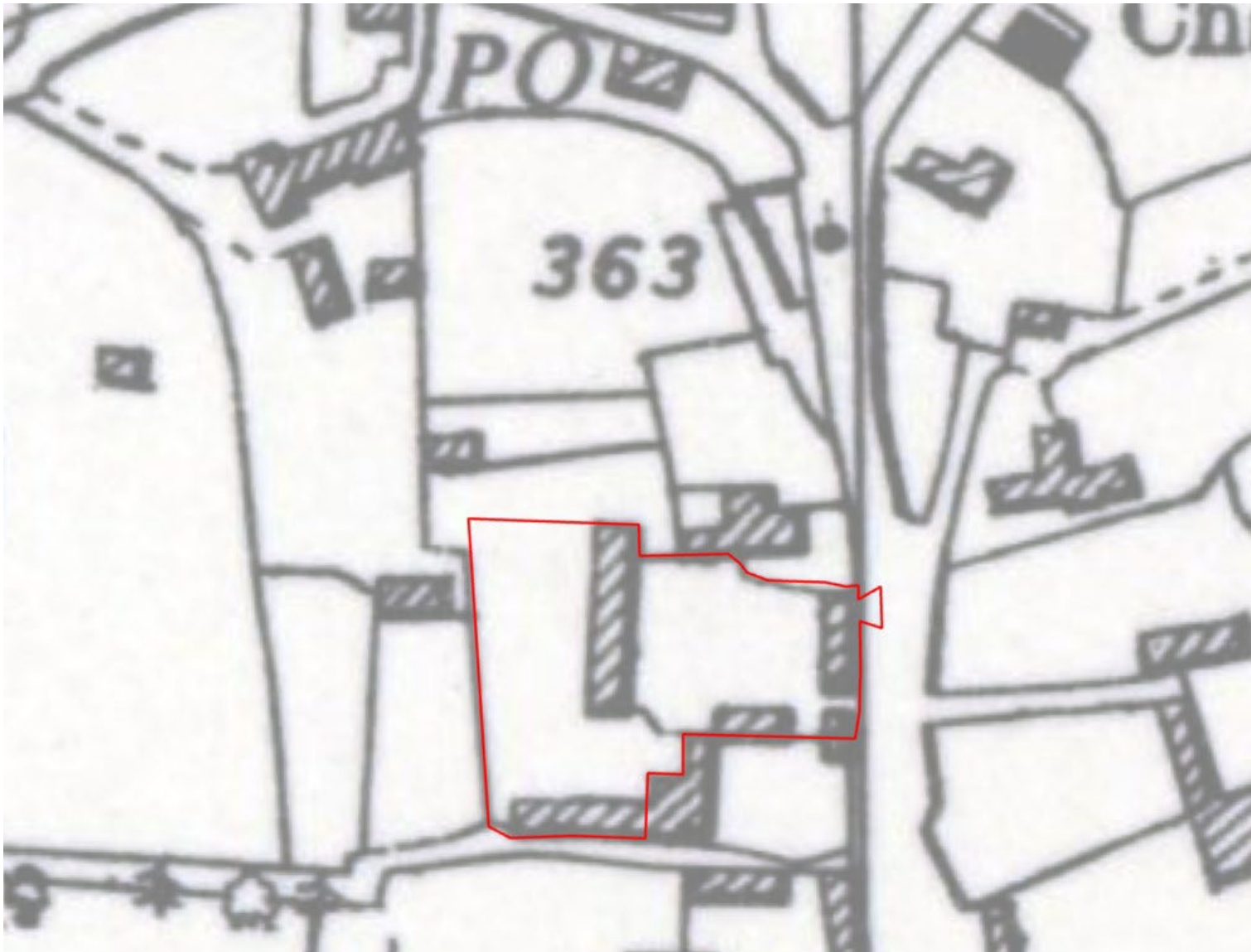


Plate 9: 1961 Ordnance Survey Map.

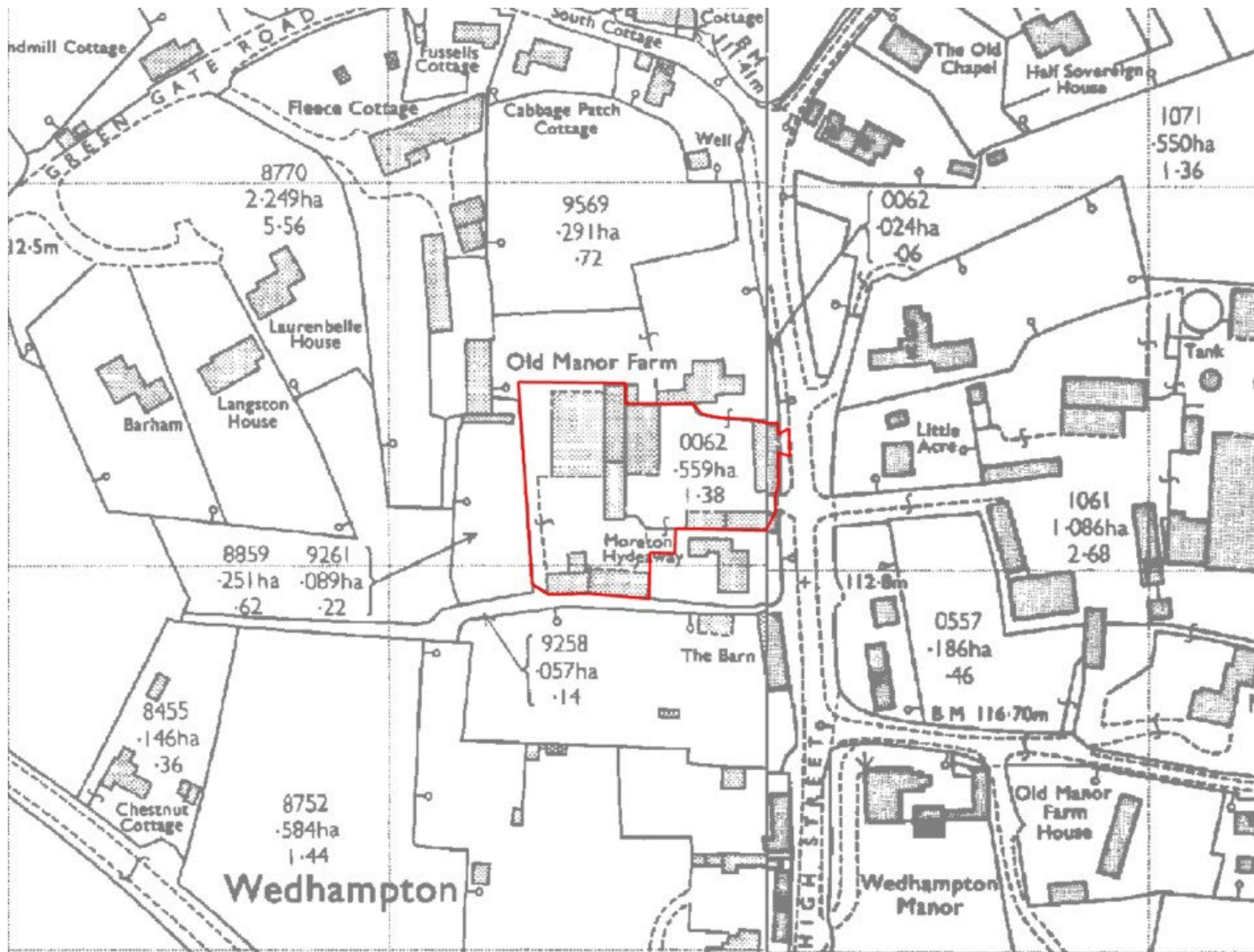


Plate 10: 1979 Ordnance Survey Map.



Plate 11: 2002 Satellite Imagery.



Plate 12: 2025 Satellite Imagery.

Planning History

- 5.19. There are no previous planning applications associated with this site available on the Wiltshire Council online planning portal.

6. Buildings within the site

- 6.1. This Section describes the buildings within the site in turn, including an analysis of their historic development and an assessment of their significance (if any).
- 6.2. The Wedhampton Conservation Area and built heritage assets within the vicinity of the site are considered in **Sections 7 & 8** (below).

Barn 1



Plate 13: Site layout extract showing location of Barn 1.

Historic Development

- 6.3. Built form has been recorded in the approximate location of Barn 1 since at least 1888. The 1st Edition OS map shows a small rectangular building parallel to High Street. This earlier structure is depicted as occupying a different footprint and orientation to present-day Barn 1.
- 6.4. The 1926 OS map records a structure more closely resembling present-day Barn 1 in terms of orientation and footprint. The building also integrates a date plaque which gives a construction date of 1900, thereby corroborating the changes in plan form shown by the OS maps.
- 6.5. Barn 1 was extended southwards after 1979, as evidenced by comparison of the OS map prepared that in year and satellite imagery taken in 1999.

Fabric Analysis

- 6.6. Barn 1 is a rectangular-plan, brick-built structure with a pitched slate tile roof.



Plate 14: Barn 1, eastern and northern elevations as seen from the High Street.

- 6.7. The northern elevation of the barn is characterised by three stable door entrances and attached rainwater goods and a timber fencepost. There is a stone plaque in the centre of this elevation, between two of the stable doors. The stable doors are utilitarian ledged and braced plank types with associated ironmongery.
- 6.8. The western elevation is adjoined by Barn 2. The eastern elevation is devoid of any architectural detailing. There are some functional vents and modern fixings. A brick boundary wall adjoins the south-eastern corner of the barn, extending southwards.



Plate 15: Barn 1, northern elevation.

- 6.9. Externally, the brickwork presents as having been substantially rebuilt (Plate 15), with a clear variation between red-brown and orange-red bricks across the structure, but also an absence of clear or consistent building breaks.
- 6.10. Internally, the roof is supported by timber rafters and rolled steel joist purlins. The upper parts of the brick walls are painted white, whilst the lower sections have been cement rendered. A cinder block trough is positioned on the barn's southern side. The floor is an imprinted concrete slab.



Plate 16: Barn 1's dating plaque.



Plate 17: the eastern interior wall of Barn 1.

- 6.11. Based on the external appearance, the modern steel purlins, and the cartographic evidence, it appears that Barn 1 was substantially remodelled or rebuilt after 1979.

Significance

- 6.12. Barn 1 is of no great age or rarity, especially as numerous agricultural buildings survive regionally and nationally which were built at the turn of the 20th century. Nor is the barn in a good state of preservation due to the modern alterations and signs of substantial later reworking/rebuilding. As a result, the fabric of the building lacks authenticity.
- 6.13. Taking a precautionary approach, Barn 1 has the potential to be regarded as a curtilage listed structure because:
- It originally pre-dates 1948;
 - It shares a close spatial relationship with Grade II Listed Old Manor Farm Farmhouse; and
 - It was historically associated with the Grade II Listed Farmhouse and is assumed to have been associated at the time the farmhouse was Listed.
- 6.14. On the other hand, it is clear that the intrinsic significance of Barn 1 is exceptionally low and it does not possess any special architectural and historic interest in its own right (for the reasons set out above).

Barn 2



Plate 18: Site layout extract showing location of Barn 2.



Plate 19: Barn 2, northern elevation.

Historic Development

- 6.15. An open-fronted structure of probable timber construction has occupied the location of Barn 2 since at least 1886, as evidenced by the 1st Edition OS map. However, the footprint and subdivision appear to have changed over time; the most notable change being a southward extension after 1979 (as per Barn 1), (see Plate 10).

Fabric analysis

- 6.16. Externally, Barn 2 presents as an open-fronted brick and timber shelter with a pitched slate tile roof.
- 6.17. The barn's northern elevation is arranged across five open bays that are supported by timber posts and lintels. Two of the columns are braced and appear to be hand-cut. The older posts are showing signs of significant rot and damage (shown in Plate 20).



Plate 20: Barn 2, detail of post.

- 6.18. The eastern elevation of Barn 2 is also open-fronted, albeit timber weatherboarding has been applied on the southern side and at the apex of the gable.
- 6.19. The rear (southern) elevation and internalised eastern flank elevation of Barn 2 are constructed of brick. The internalised brickwork of the eastern elevation has been painted and cement rendered. There is a high-level opening at the top of the wall through to Barn 1 which appears to have resulted from the partial collapse of the brickwork.



Plate 21: View of the wall opening and roof of Barn 2.

- 6.20. Internally, Barn 2 possesses an imprinted concrete slab floor with integrated gulleys.
- 6.21. The roof structure of the barn comprises a utilitarian system of trusses with outer posts. A combination of hand-cut and machine-sawn timbers are in evidence (Plate 20). The visibly modern sawn rafters and purlins, in conjunction with the cartographic evidence of a post-1979 expansion, suggest the earlier building could have been dismantled and rebuilt on a larger footprint, integrating both new and older timbers.



Plate 22: View of interior of Barn 2 looking east.

Significance

- 6.22. Barn 2 appears to have slightly earlier origins than to Barn 1; however, it appears to have first been constructed in the later 19th century at the time of an agricultural boom. It is therefore typical of many shelters constructed at that time, of which numerous examples survive. It is therefore of no great age or rarity.
- 6.23. The barn exhibits no virtuosity in design and there are a distinct lack of architectural embellishments or historic fixtures and fittings which might otherwise elevate the interest of the building. Evidence for the later rebuilding/remodelling of the structure also means it lacks authenticity.

- 6.24. As per Barn 1, Barn 2 could be regarded as curtilage listed in conjunction with Grade II Listed Old Manor Farm Farmhouse by virtue of its age, proximity and association.

Barn 3



Plate 23: Site layout extract showing location of Barn 3.

- 6.25. Barn 3 is a modern steel portal barn with concrete block plinths and clad in asbestos sheeting. Historic mapping demonstrates that it was constructed between 1961 and 1979.
- 6.26. On the basis that it post-dates 1948, the barn would not fulfil the criteria of a curtilage listed building, nor is it considered to possess any intrinsic heritage significance.



Plate 24: Barn 3's eastern elevation.

Barn 4



Plate 25: Site layout extract showing location of Barn 4.

Historic Development

- 6.27. Built form has occupied the location of Barn 4 since at least 1888, when a large rectangular structure, oriented north, was recorded. On the 1901 OS map, an open-fronted structure is clearly depicted in the location of Barn 4, corresponding with the barn's present-day open-fronted appearance.



Plate 26: Barn 4's northern elevation.

- 6.28. The 1926 OS map records a rectangular structure situated facing west, adjacent to the eastern elevation of the barn, as well as a rectangular structure, oriented north next to the western elevation of the barn, which likely corresponds with Barn 5.
- 6.29. Historic mapping indicates the structure to the east was removed, at least in part, sometime between the 1926 OS Map and 1947 OS Map. The 1961 OS Map records another structure was added to the same location sometime between 1947-1961. This structure had been removed by the 1979 OS Map.
- 6.30. In the 2002 satellite imagery of the site, the barn appears to have changed in plan form, appearing longer at its eastern extent which aligns with the fact that the eastern bay is outside the ownership of the farm complex and

accessed solely from the east. The fabric of the eastern bay appears modern with bricks laid in stretcher bond and concrete lintels and modern fenestration in the gable end, as discussed below.



Plate 27: Barn 4, bracketed post supports.

Fabric Analysis

- 6.31. Externally, Barn 4 presents as a large open-faced, brick and timber barn with a tiled pitch roof. On the northern elevation of the barn four timber posts support the five open bays. By contrast, the eastern end (outside the site and in separate ownership) is enclosed by brickwork. On the eastern elevation of the barn there is an upper boarded loading door, along with four modern window and doorway openings, supported by concrete lintels. The rear (southern) elevation of the barn is entirely of brick construction with no openings. A public right of way runs behind the building.
- 6.32. Internally, there are signs that the barn has been substantially rebuilt, with a modern timber frame, and modern brickwork found on the southern and eastern internal elevations of the barn. The roof coverings also present as being visibly modern. This is corroborated by the change in footprint of the building between 1947 and 2002. Only select timbers, such as the bracketed front posts which are set on staddle stones, are potentially earlier in date.

Significance

- 6.33. Barn 4 appears to predominantly post-date 1948, albeit integrating some potentially earlier fabric. The lack of authentic, in situ fabric pre-dating 1948 ultimately cautions against regarding Barn 4 as a curtilage listed building.
- 6.34. Moreover, Barn 4 is not considered to possess any special intrinsic architectural or historic interest.



Plate 28: View towards the southern western internal elevation of the barn.



Plate 29: Modern brickwork of Barn 4's eastern wall.

Barn 5



Plate 30: Site layout extract showing location of Barn 5.

- 6.35. A building in the location of Barn 5 was first recorded on the 1926 OS map. It was extended on its northern side between 1961 and 1979, resulting in an L-shaped building. However, this northern projection is no longer extant, having been demolished by 2018.
- 6.36. Externally, the barn presents as a large brick and timber weatherboarded barn. The northern elevation is clad in weatherboarding. There is a large floor-ceiling opening on the elevation's eastern side, and a large opening in the centre of the elevation. The north-eastern and north-western corners of the barn are elevated on staddle stones. A corrugated projecting range adjoins the western elevation of the barn. The southern elevation of the barn is constructed of brick. The barn adjoins Barn 4 at its eastern elevation via a modern link addition.

- 6.37. Internally, the barn appears to be an amalgamation of different structural elements. There is an open void bay on the eastern side, followed by three enclosed bays in the centre and on the western side. The western part of the barn seems to incorporate the remains of a granary structure, as evidenced by the staddle stones and weatherboarding. One of the roof trusses in this part of the barn is inscribed with the date '1846' which corroborates that earlier structural elements were reused to build the barn in the early 20th century. On the other hand, elements of the brickwork and parts of the roof structure appear to be consistent with an early 20th-century construction (Plate 28).



Plate 31: Barn 5's northern elevation.

Significance

- 6.38. Barn 5 does derive some interest from the fact that it appears to integrate remains of earlier farm buildings; however, these earlier structural elements are ex situ and not authentic to Barn 5, which was evidentially constructed much later, in the early 20th century.
- 6.39. By virtue of it being constructed prior to 1948, as well as its proximity and association with Grade II Listed Old Manor Farm Farmhouse, Barn 5 does have the potential to be regarded as a curtilage listed building.
- 6.40. However, on balance, it is considered that the intrinsic significance of Barn 5 is low.



Plate 32: Barn 5, interior of eastern bay.

Barn 6



Plate 33: Site layout extract showing location of Barn 6.

- 6.41. A long range has occupied the location of Barn 6 since the late 19th century. There is no evidence of a building in this location prior to that.
- 6.42. The 1901 OS map shows the barn subdivided into three parts. The central part of the barn is depicted as being open on its east side. This open face remains today, although it is adjoined by Barn 3, and subsequently, is not experienced how it was at its original construction. Barns 3 and 7 were constructed either side of 6 between 1961–1979.
- 6.43. In subsequent historic maps, the planform of the barn remained the same.



Plate 34: Barn 6's Southern Elevation.

- 6.44. Externally, the barn presents as long brick-built range with a slate-tile pitch roof. Much of the eastern and western elevations of the barn are screened by Barns 3 and 7. It is evident the barn has been re-roofed.



Plate 35: Barn 4's eastern elevation.

- 6.45. On the eastern elevation of the barn there is a timber panelled and corrugated plastic window on the southern side of the elevation. The brickwork of the elevation presents as having been rebuilt at various points. Barn 3 adjoins the eastern elevation of Barn 6, and there is a doorway between the two barns.
- 6.46. On the southern elevation of the barn, there is a doorway with a timber panelled door on metal brackets. The age, appearance, and character of the door suggests it potentially dates to the late 19th century. The majority of the brickwork found on this elevation also potentially dates back to the late 19th century.



Plate 36: Western elevation of Barn 6.

- 6.47. On the northern elevation of the barn, there is a timber stable-style door, and a stone step below. In the middle of the elevation there is a segmental arch, consistent with the late 19th-century date of the barn. To the west of this arch is a filled in segmental arch. The elevation is connected to the rear garden of Old Manor Farm Farmhouse. Much of the brickwork of this elevation is consistent with the late 19th-century date of the barn.
- 6.48. On the western elevation of the barn, there is a large, corrugated metal sliding barndoor. The brickwork on this elevation is more visibly modern, suggesting the barn was rebuilt at various points.



Plate 37: Barn 6's eastern elevation opening.

- 6.49. Internally, the barn is subdivided into three sections. In the north, there is a small room and an opening to the rest of the barn that is partially filled in by concrete cinder blocks. In the middle section of the barn the eastern elevation is open-fronted, providing an access point to Barn 3. At the southern end of the barn there is a filled in doorway. Much of the internal partition brickwork appears to be of late 19th-century origin, however, it appears to have been rebuilt at various points.

Significance

- 6.50. Barn 6 has origins dating back to the late-19th century. The brickwork and segmental arches of the barn are consistent with its original construction date, albeit there is evidence of some rebuilding (including concrete blockwork additions) and the barn has been re-roofed.

The barn possesses some small architectural embellishments, such as the segmental arches, however, its overall heritage significance remains very low.

- 6.51. Nonetheless, there appears to be a sufficient degree of survival and authenticity that Barn 6 would be regarded as curtilage listed in conjunction with the Grade II Old Manor Farm Farmhouse, due to the barn's age, proximity, and association.



Plate 38: Barn 6's central internal section.



Plate 39: Barn 6's northern elevation, showing segmental arches and brickwork.

Barn 7



Plate 40: Site layout extract showing location of Barn 7.

- 6.52. Barn 7 is a modern steel portal barn with concrete blockwork and corrugated metal cladding. Historic mapping demonstrates it was constructed between 1961 and 1979.
- 6.53. On the basis that it post-dates 1948, the barn would not fulfil the criteria of a curtilage listed building, nor is it considered to possess any intrinsic heritage significance.



Plate 41: Barn 7's southern elevation.



Plate 42: Barn 7's northern elevation.

7. Wedhampton Conservation Area

- 7.1. The Wedhampton Conservation Area was first designated in 1985. The Wedhampton Conservation Area Statement was adopted in October 2002.
- 7.2. The Conservation Area boundary includes the historic village core of Wedhampton, concentrated around the High Street, Green Gate Road, The Cartway, and green space at the edges of the settlement.
- 7.3. The village of Wedhampton is thought to be an ancient settlement, included as an ancient tithing in the manor of Urchfont. It is thought the name of the village derives from the old English Weod-ham-tun, meaning 'a weed grown homestead'¹³. The village originated as a collection of farmsteads situated within the rich agricultural land of the area.
- 7.4. The earliest standing fabric of the village is thought to be the collection of Listed 16th and 17th century cottages and Houses situated on the High Street, including the Grade II Listed Timbers, Grade II Listed Old Manor Farmhouse, and the Grade II 23,22. HER records indicate Old Manor Farm is the earliest remnant of the village's medieval settlement, however, many of the village's earliest farming settlements have disappeared.
- 7.5. Historic mapping illustrates that by the 19th-century, the village exhibited a sinuous and circuitous layout, with a variety of building placements. Principal buildings tended

to front onto or be positioned close to the main routes, but there were also many buildings set back from the lanes (these tend to be agricultural buildings). There was, and remains, some sense of a nucleated settlement where the routes converge. The settlement becomes more dispersed at the edges.

- 7.6. The Great Fire of Wedhampton in 1883, starting at Old Manor Farm, resulted in a nearby house, two cottages, a trap house, sheds and a barn being burned down and subsequently demolished. The 2nd edition OS map illustrates the loss of density along High Street following the fire.
- 7.7. Some infill developments over the course of the 20th century have increased the density of built form on the High Street and The Cartway.

Character and Appearance

- 7.8. Based on an independent survey of the designated area and the Conservation Area Statement, the special character and appearance of the Conservation Area is principally derived from:
 - The historic buildings within the Conservation Area, both listed and non-designated, which illustrate the

¹³ Kennet District Council, *Wedhampton Conservation Area Statement*, October 2002, pp. 1.

evolution of the settlement from the late-medieval period onwards;

- The generally modest scale of historic built form, with buildings typically being one to two storeys;
- The prevalence of traditional building materials, and finishes, including timber, red brick, and chalk block;
- The prevalence of traditional building techniques, such as timber-framing;
- The village's sinuous and circuitous layout around the High Street; and
- The limited street furniture and signage, and soft verges.

Settings, Approaches, and Views

- 7.9. The Conservation Area is located within a rural, shallow valley setting at the western end of the vale of Pewsey, approximately 5km south-east of Devizes. The edge of the hamlet is surrounded by the dense vegetation of Broadleaf woodland to the south, and expansive arable fields further south and west of the wood. To the north of the hamlet are sparse hedgerows, trees, and paddocks.
- 7.10. The principal approaches to the Conservation Area, both currently and historically are via the High Street to the South, Green Gate Road to north-west and The Cartway to the north-west. The village is also accessible via various public rights of way, including those to the west

connecting to the A342, to the south east adjacent to Wyndham's Farmhouse, and to the north of the intersection of the High Street, Green Gate Road and The Cartway.

- 7.11. Due to the sense of enclosure along the main routes (precipitated by mature trees and hedges and built form), there are a series of dynamic, unfolding views and street scenes when travelling through. The dense woodland to the south, and the mature hedgerows that tend to flank the roads within and surrounding the settlement also serve to limit views towards the settlement from the wider landscape and vice versa.
- 7.12. The Conservation Area Statement does not mention any explicit key views but makes reference to the unfolding views when travelling north along the High Street, as Broadleaf woodland opens up.¹⁴

Statement of significance

- 7.13. The significance of Wedhampton Conservation Area is principally derived from the elements of the special character and appearance described above, which include the historic structures and spaces within. These contribute to the special architectural and historical interest of the Conservation Area for which it was ultimately designated.
- 7.14. There is no statutory protection for the settings of Conservation Areas; however, it is recognised that setting makes some contribution to the significance of the Wedhampton Conservation Area. That said, setting

¹⁴ Ibid., pp. 2.

makes a considerably lesser contribution to the significance compared to elements of the intrinsic character and appearance.

7.15. The principal elements of setting which contribute are:

- The immediate surrounding rural landscape where this can be experienced in conjunction with the historic core and gives legibility to its rural context and the origins and development as a farming settlement;

The Contribution of the Site to Significance through Character and Appearance and Setting

7.16. The entirety of the site is located within the Wedhampton Conservation Area, this includes all of the buildings and spaces associated with the former farm complex.

7.17. Barns 1, 3, 4, 5 and 6 have been identified as possessing some intrinsic heritage significance (ranging from low to exceptionally low) and, as such, they are considered to make a positive contribution to the character and appearance of the Conservation Area, albeit this is in the sense of their general legibility as traditional agricultural buildings. There is considerable capacity for change that would sustain this legibility and contribution.

7.18. By contrast, Barns 3 and 7 are considered to possess no intrinsic heritage significance and they make a neutral (no) contribution to the character and appearance of the Conservation Area.

7.19. As set out above, the layout, density, subdivision and character of the complex have changed over time, and the site no longer operates as a farmstead in the

traditional sense, with most of the buildings being used for general storage and no longer capable of accommodating active agricultural uses. The other spaces and yards within the site contribute to the character and appearance of the Conservation Area insofar as they sustain some legibility of the 19th-century layout and provide a general agricultural aesthetic and character.

7.20. The boundary wall adjacent to the main road, as discussed above, is a modern construct albeit there has always been a defined boundary along the road. It is thus this hard boundary (with landscaping beyond) which contributes to the character and appearance of the Conservation Area rather than the form and fabric of the wall itself.

7.21. Overall, considering the site contains no high value heritage assets, its relative contribution to the significance of Wedhampton Conservation Area is very small.

8. Setting Assessment

- 8.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.¹⁵
- 8.2. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds. It is however widely accepted (paragraph 220 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.¹⁶ In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.
- 8.3. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 8.4. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 8.5. One asset in the vicinity has been identified for further assessment based on its proximity and visual

connections with the site, namely **Grade II Listed Old Manor Farm Farmhouse**.

- 8.6. Other assets have been excluded from further assessment on the basis of their separation from the site, the lack of visual connections, the absence of any known historical associations, and the nature of the development proposals.

Grade II Listed Old Manor Farm Farmhouse

- 8.7. Old Manor Farm Farmhouse was added to the National List at Grade II on 25 March 1988 (NHLE 1364585). The List Entry describes the building as follows:

"Farmhouse. c1600 and mid C17. Timber framed and painted roughcast, stone gable walls, thatched roof. Two storeys, T-plan comprising an earlier block of living room, cross passage and kitchen, to which is added an east wing containing an entrance lobby and stair, and parlour. Framing 3 panels high with heavy bressumer and straight corner braces. Wing is 4 panels high without corner braces. Brick noggings. Entrance in porch overlooking farmyard. Partly glazed door. Paned timber windows. Interior has two parallel longitudinal beams with scoop and check stops and chamfered joists. Gable stack to living room with timber lintel, part rebuilt. Kitchen at west end has added external stack.

¹⁵ Historic England, *GPA:3*, p. 4.

¹⁶ MHCLG, *NPPF*, para. 220.

Forward wing also has two parallel chamfered beams with run-out chamfer stops and a blocked stack in stone gable."

- 8.8. A full copy of the List Entry is included at **Appendix 5**.
- 8.9. The asset is a modest-sized two-storey farmhouse located to the west of Wedhampton High Street. Its principal elevation faces south towards Old Manor Farm. The eastern elevation faces the high street, the western elevation faces its garden curtilage and the remaining portion of the farm, and its northern elevation faces the Paddock.
- 8.10. The farmhouse is recorded on the 1840 Tithe map of Wedhampton as a smaller, L-shaped structure, located within Plot 1085. The associated farm buildings of Old Manor Farm were located within the same plot. The house was occupied by Isaac Crook and owned by J S Drax Erle Grosvenor. The 'Orchard', subsequently the 'Paddock', to the north (Plot 1086), was under the same ownership and occupation as the farmhouse. 18 pasture and arable plots to the north and east of the village of Wedhampton were under the same occupation and ownership.



Plate 43: Old Manor Farm Farmhouse's southern and eastern elevations as seen from the front entrance.

- 8.11. The 1888 First Edition OS records that a rectangular western extension had been added to the south-west corner of the farmhouse. This appears to correspond with the present-day, single-storey brick-built range.
- 8.12. The farmhouse's immediate curtilage was recorded as being separated by various boundaries.
- 8.13. The brick-built range appears to have opened onto one of the farmyards, indicating the close working relationship between the farmhouse and the wider farmstead. The barns are positioned in close proximity to the farmhouse.



Plate 44: The farmhouse's western elevations.

- 8.14. The 1979 OS map recorded a small projecting feature on the western elevation of the farmhouse. This feature appeared again in 2002 satellite imagery, in which it appears as a glass structure, corresponding with the present-day conservatory. Based on its exclusion from 1961 mapping, it was likely constructed in between 1961 and 1979.
- 8.15. The asset is currently experienced as part of a wider farmstead setting, albeit having a distinct residential curtilage formed by a curved brick boundary wall. The western elevation of the farmhouse opens onto the northern range of Barn 6. The brick projecting range of the farmhouse opens onto the courtyard, looking south. The farmhouse is accessible via the front entrance, connected to the High Street, and via the farmstead to the south and west. The northern elevation looks onto the Paddock and wider village of Wedhampton.



Plate 45: View of the farmhouse's southern elevations from the courtyard of the farm.

- 8.16. The southern elevation of the farmhouse is visible from the nearest farmyard, although partially screened by vegetation and a brick boundary wall. There are views of the western elevation of the farmhouse from the northern extent of the farm. There are views of the northern elevation from the paddock.
- 8.17. There are glimpses of the northern and eastern elevations of the asset when travelling north-south along Wedhampton High Street.

Statement of Significance

- 8.18. The Grade II Listing of the building highlights it is a heritage asset of the less than the highest significance as defined by the NPPF. This significance is consolidated by its inclusion within the boundaries of the Wedhampton Conservation Area.

- 8.19. The heritage significance of Old Manor Farm Farmhouse is principally embodied in its physical fabric, from which it derives historic and architectural interest as an example of a modest sized vernacular farmhouse of probable 17th-century origins.
- 8.20. The historic interest of the asset is derived from its general age, form and character, being legible as a vernacular domestic building of probable early 17th-century origins which has been successively altered, most notably having been extended at its south-western corner.
- 8.21. The architectural interest of the asset will be principally embodied in the earliest core, that being the timber frame and stone gable walls, which gives legibility to traditional building methods. There are later additions, such as the greenhouse and utilitarian brick projecting range, which make a lesser contribution to the architectural interest of the asset.
- 8.22. The setting of the asset also contributes to its significance, significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:
- The domestic curtilage which illustrates the long-standing residential use of the building;
 - Elements of the former farm complex to the south, with which the house was historically associated, and with which it continues to share a close spatial and visual relationship;

- The paddock to the north, with which the house was historically associated with;
- The historic elements of the settlement of Wedhampton that are most readily perceptible in conjunction with the asset (e.g. as part of dynamic views travelling north and south along the High Street) and give legibility to its historic village context.



Plate 46: View of farmhouse's northern elevation looking south from Wedhampton High Street.

Any Contribution of the Site through Setting

- 8.23. The site makes a positive contribution to the significance of the farmhouse through setting for the following principal reasons:
- Its historic association (in terms of ownership and functional use) as the farm complex that was connected to the house;
 - Its proximity and spatial relationship which gives legibility to the historic functional link; and
 - The historic farm buildings within, albeit those which fulfil the criteria of curtilage listing would technically form part of the listing rather than contribution through setting.
- 8.24. The contribution of the site has been diminished by the loss of the earliest farm buildings and modern changes that have disrupted the sense of the early subdivision and use of the spaces. Whilst Barns 3 and 7 illustrate the modern expansion and evolution of the farm complex, they do impede the ability to appreciate the historic spaces around the farmhouse and Barn 6. Therefore, on balance, they are considered to detract.

9. Assessment of Impacts

- 9.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the applications for Planning Permission and Listed Building Consent, in line with the proposals set out within **Section 2** of this Report.
- 9.2. As detailed above, the *Planning and Compulsory Purchase Act (2004)* requires that planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the *NPPF* is considered to be a material consideration which attracts significant weight in the decision-making process.
- 9.3. The statutory requirement set out in Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section 72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area.
- 9.4. In addition, the *NPPF* states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings and Conservation Areas, and this needs to be

the primary consideration when determining the acceptability of the proposals.

- 9.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.¹⁷ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.¹⁸
- 9.6. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹⁹
- 9.7. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.²⁰ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

¹⁷ MHCLG, *NPPF*, paras. 214 and 215.

¹⁸ MHCLG, *NPPF*, para. 216.

¹⁹ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

²⁰ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."²¹

- 9.8. This Section will consider each of the buildings within the site and the heritage assets detailed above, and assess the impact of the proposed development, whether that be harmful or beneficial to the significance identified above.

Barn 1

- 9.9. Barns 1 and 2 are to be amalgamated into a single, two-bedroom unit (the impact of the proposals on Barn 2 are discussed separately below).
- 9.10. Externally, the only changes to Barn 1 will be to its front (north) elevation. The three existing doorways are to be retained and infilled with glazed screens to form doors/windows with the stable doors retained and fixed open/closed as required. This will ensure the agricultural character of the building is preserved.
- 9.11. A new window opening is proposed on the east side of the elevation, with this being formed to mimic the other openings by resembling a former stable doorway with glazed screen set within the opening. There are visible breaks in the brickwork where this opening is proposed, and it has previously been observed that the fabric is of dubious authenticity/appears to have been substantially

rebuilt. The insertion of this doorway would not harm the exceptionally low significance that Barn 1 possesses.

- 9.12. For all openings, stable doors are proposed, with these to be fixed open. This will preserve and sustain the legibility of the building as a former stable block.
- 9.13. Internally, it is proposed that Barn 1 be subdivided to provide appropriate living spaces and walls lined to improve the thermal efficiency. Both measures are essential in order to successfully convert the building and secure the new optimum viable use.
- 9.14. New doorways are to be created in the internal brick partitions to facilitate circulation of the spaces. Again, this is essential for the conversion and reuse of the building.
- 9.15. These internal changes will inevitably alter the character and appearance of the internal spaces. However, given the exceptionally limited significance of the building, the need for a new viable use, and the fact that the proposals would sustain the external agricultural character, the proposals would be considered, on balance, to have a benign impact on the significance of the building (cause no harm).

²¹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

Barn 2

- 9.16. As noted above, Barn 2 is to be amalgamated with Barn 1 to form a single dwelling.
- 9.17. Externally, Barn 2 will remain legible as a former open-fronted shelter with the braced timber posts retained and beneficially repaired as necessary. The eastern bay will be infilled with recessed boarding, whilst the second bay will have a glazed screen inserted set behind the posts, whilst the western two bays will remain open and serve as a carport, thereby some sense of open void and bay subdivision will be preserved.
- 9.18. Internally, the existing brick partition wall between Barns 1 and 2 will be largely removed to form the single unit. This partition comprises utilitarian brickwork and there are no fixtures or fittings of note. Furthermore, the partition has already been partially broken through/collapsed at the upper level.
- 9.19. New subdivision within Barn 2 will be limited to the enclosure of the eastern two bays to form an open-plan kitchen/diner. As per Barn 1, the walls will be lined to improve the thermal efficiency and support the residential conversion.
- 9.20. The concrete plinth to Barn 2 is proposed to be beneficially reduced in depth with staddle stones reinstated below the retained timber posts to the front façade.
- 9.21. On balance, the impact of the proposals on the very low intrinsic significance of Barn 2 would be benign (there would be no harm) because there would be limited,

necessary, removal of fabric to facilitate the new optimum viable use, and the legibility of the building as a former open-fronted shelter would be sustained.

Barn 3

- 9.22. Barn 3 is to be demolished. Given the building possesses no intrinsic heritage significance, there would be no heritage harm. The impact of demolition on the designated heritage assets is considered separately below.

Barn 4

- 9.23. Barns 4 and 5 are to be amalgamated into a single, three-bedroom unit (the impact of the proposals on Barn 5 are discussed separately below).
- 9.24. Externally, Barn 4 will remain readily legible as a former open-fronted shelter as the timber posts and staddle stone will be retained, with recessed timber cladding and glazed screens installed behind.
- 9.25. Again, internal subdivision and lining of walls is required to support the residential conversion of the building and secure its new optimum viable use.
- 9.26. On balance, the exceptionally low intrinsic significance of Barn 4 would be preserved along with the agricultural character of the building.

Barn 5

- 9.27. The external changes proposed to Barn 5 are confined to its front (north) elevation. The legibility of the granary structure will be sustained due to the retention of the saddle stones and timber weatherboarding. The large central opening will be glazed and fixed timber doors installed. On the left-hand (east) side, the large double-height opening will be glazed.
- 9.28. Rooflights are proposed to be installed to provide additional light to the building without the need for additional openings in the façade. The rooflights can sit within the existing roof structure and be of a low profile within the plane of the roof to assimilate into the roofscape without impact to the significance of the building.
- 9.29. Internally, the extent of subdivision will be very minimal, with the sense of void in the entrance bay and main space being preserved. The connection between Barns 4 and 5 will be facilitated by an existing doorway.
- 9.30. The proposals would cause no harm to the significance of Barn 5 and its low intrinsic significance would be preserved.

Barn 6

- 9.31. Barn 6 is to be extended on its west side and subdivided to form two dwellings. With regard to the proposed extensions, these are minimal in scale and are set at either end of the retained/refurbished structure and will be largely accommodated within an area that is currently

occupied by modern Barn 7 (see separate discussion below).

- 9.32. The east elevation will be better revealed through the demolition of modern Barn 3. New fenestration is proposed on the left-hand (south) side, with these to comprise segmental arched openings in order to respond to the age and character of the host building. The loss of fabric would be minimal, and there are variations in the colour of the brickwork which suggest this part of the building has previously been rebuilt.
- 9.33. Moving to the north side of the east elevation, the open-fronted element (currently internalised by adjoining Barn 3) would be better expressed, with new boarding and glazed screens to be recessed behind the timber frame, along with a pair of timber doors to provide access to the central through store.
- 9.34. On the north flank elevation, the existing doorway and window are to be blocked, but these could be infilled with brickwork (like an existing blocked doorway on this elevation) in order to remain externally legible.
- 9.35. Similarly, the existing doorway in the south flank elevation is proposed to be blocked, and could be infilled in a manner that that preserves its external legibility.
- 9.36. With regard to the west elevation extension, this has been designed to respect the host building in terms of scale, detailing and materiality; for example, by integrating segmental arched openings to the windows within the, brick built extensions. Some removal of utilitarian fabric (i.e. brickwork) will be required to facilitate connections with the extension, although this will be limited.

- 9.37. The existing cart entrance will be retained with glazed screens and the existing metal profile sliding doors replaced within timber units.
- 9.38. As per the other barns that are proposed for conversion, Barn 6 will need to be internally subdivided and lined to facilitate the new residential use. In select locations, new doorways will need to be created in existing brick partitions in order to facilitate circulation between the spaces.
- 9.39. Generally, where fabric is to be removed, this has been minimised, and this typically relates to utilitarian brickwork. There are no significant fixtures and fittings that would be affected. Furthermore, there is ample evidence that the building has been reworked internally, as evidenced by later concrete blockwork and blocked former doorways.
- 9.40. On balance, the proposals would be considered to preserve the very low intrinsic significance of Barn 6 because a new optimum viable use would be secured and the external agricultural character and appearance of the building would be sustained.

Barn 7

- 9.41. Barn 7 is to be demolished. Given the building possesses no intrinsic heritage significance, there would be no heritage harm. The impact of demolition on the designated heritages is considered separately below.

Grade II Listed Old Manor Farm Farmhouse

- 9.42. The proposals would ensure the optimum viable use and long-term conservation of those agricultural buildings that have the potential to be curtilage listed and have been identified as positively contributing to the significance of the Grade II Listed Farmhouse.
- 9.43. The proposed demolition of modern Barns 3 and 7 would better reveal Barn 6 and restore the historic experience of openness immediately south-west of the farmhouse, thereby enhancing its setting.
- 9.44. There will inevitably be some level of domestication of the site, and hence a change to the character of part of the setting of the farmhouse; however, this change has been managed by ensuring areas of hardstanding will remain to preserve the open character of the courtyard, and new and retained boundary treatments will sustain a rural, agricultural aesthetic with the reuse of bricks to infill the existing opening to match the existing and the use of simple post and rail fencing and hedgerow planting elsewhere.
- 9.45. The proposed subdivision of the site, which is limited should be understood in the context of the previous changes to the subdivision of the complex, as attested by historic maps. Overall, the landscaping proposals are sensitive to the historic layout of the former farmstead and will enable the relationship between the farmhouse, its former farm buildings, and the historic spaces to be appreciated.

9.46. Likewise, the blocking of the existing access point and the creation of a new access point slightly further to the north represents a very marginal change which does not alter the overall circulation of the complex and the understanding of the relationship between the farmhouse and the former farm.

9.47. On balance, the scheme would preserve the significance of the Grade II Listed Farmhouse (cause no harm) because the understanding of the relationship with its former farm buildings would be sustained.

Wedhampton Conservation Area

9.48. When considering potential impacts on the Conservation Area, it is important to note that the site forms only one small part of the asset.

9.49. Paragraph 220 of the *NPPF* states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?²²

9.50. This approach, and its compliance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, is supported by Case Law, with a 2020 High Court Judgement confirming that:

“Section 72 requires an overall assessment of the likely impact of a proposed development on the conservation area, and not just that part of it where the development site is located” (underlined is our emphasis).²³

9.51. Those agricultural buildings within the site which have been identified as possessing some intrinsic significance and therefore positively contributing to the character and appearance of the Conservation Area would be preserved and beneficially converted / refurbished.

9.52. As noted previously, the site is no longer fit for agricultural use and residential conversion represents the optimum viable use, otherwise the buildings will remain underused, fall into further disrepair and be at risk of loss.

9.53. It is acknowledged that some level of domestication of the site is inevitable, but this has been managed for the reasons set out above. The slight repositioning of the access point represents a marginal change which will not have a harmful impact on the character and appearance of the Conservation Area, or the experience when moving along High Street. This is due to use infilling of the opening in brick to match the existing (reusing that to be removed for the new opening where possible) and new hedgerow planting being introduced to fill the gap, and the grass verge and bank reinstated. There would be no net loss of walling or impact to the character of the enclosure of the site given the access will simply be relocated rather than additional accesses added.

²² MHCLG, *NPPF*, para. 220.

²³ Spitfire Bespoke Homes Ltd v Secretary of State for Housing Communities And Local Government [2020] EWHC 958 (Admin).

- 9.54. As part of the works, the mature birch tree which positively contributes to the character and appearance of the Conservation Area (categorised as a category A" Tree within the submitted Arboricultural Impact Assessment) will be retained and incorporated within the scheme, thus preserving the contribution it makes to the character and appearance of the Conservation Area.
- 9.55. As detailed within the Arboricultural Impact Assessment, four other trees are proposed for removal within or close to the root protection area of the retained birch tree. These trees are assessed of being lower quality, and whilst their removal will result in the loss of the greening they currently provide to the streetscene, none are of particular arboricultural merit and are currently completing with the birch tree for water and nutrients. As such, their removal will provide improvement to the rooting environment of the birch tree, with further improvement being offered by the removal of the hard surfaced access which currently runs over the root protection area.
- 9.56. It is also considered that the contribution that the trees make to the greening of the streetscene could be mitigated through the planting of the verge and boundaries which are to be reinstated and retained, thus having no long term impact on the Conservation Area.

- 9.57. Overall, the works proposed will see the retention and enhancement to the tree which is of the highest value and quality in arboricultural terms as well as that which provides the most significant contribution to the character and appearance of the Conservation Area.
- 9.58. On balance, the heritage benefits of the scheme are considered to balance the harm arising from the change to character and function of the site, such that the net heritage impact would be neutral (no harm).

10. Conclusions

10.1. This Built Heritage Statement has been commissioned by Mr G Ellis to assess the proposed residential conversion and redevelopment of Old Manor Farm.

10.2. The site no longer operates as a farmstead in the traditional sense, with most of the buildings being used for general ancillary storage and no longer capable of accommodating active agricultural uses.

Buildings within the Site

10.3. Of the agricultural buildings located within the site, Barns 1, 2, 4, 5 and 6 have been identified as possessing some intrinsic heritage significance, ranging from exceptionally low to low. All these buildings would be retained as part of the scheme and a new optimum viable use would be secured. It has been demonstrated that, on balance, the intrinsic significance of all these buildings would be preserved (there would be no harm).

10.4. Barns 3 and 7 have been identified as modern agricultural buildings possessing no intrinsic significance, therefore the proposals to demolish them would result in no heritage harm, and will beneficially remove modern accretions to the farm complex.

Grade II Listed Old Manor Farm Farmhouse

10.5. The proposals would ensure the optimum viable use and long-term conservation of those agricultural buildings that have the potential to be curtilage listed and have

been identified as positively contributing to the significance of the Grade II Listed Farmhouse.

10.6. The proposed demolition of modern Barns 3 and 7 would better reveal Barn 6 and restore the historic experience of openness immediately south-west of the farmhouse, thereby enhancing its setting.

10.7. There will inevitably be domestication of the site, and hence a change to the character of the setting of the farmhouse; however, this change has been managed by ensuring areas of hardstanding will remain, and boundary treatments will sustain a rural, agricultural aesthetic through the use of reinstated brick walling, post-and-rail timber fencing and hedgerow planting.

10.8. On balance, the scheme would preserve the significance of the Grade II Listed Farmhouse (cause no harm) because the relationship with its former farm buildings would be sustained.

Wedhampton Conservation Area

10.9. The site is located within the Wedhampton Conservation Area has been identified as making a very small contribution to the significance of the asset through character and appearance.

10.10. For the same reasons as those expressed above in relation to the Grade II Listed Farmhouse, the net heritage impact of the proposals on the significance of the Conservation Area is considered to be neutral (there would be no harm) because the domestication of the site

would be balanced by the heritage benefits of securing the optimum viable use and long-term conservation of the traditional agricultural buildings within.

Summary

- 10.11. Given the net heritage impact of the proposals is that there would be no harm to the significance of the identified heritage assets, the proposals would be compliant with the 1990 Act, Section 16 of the NPPF, and the relevant policies of the Local Plan.

Heritage Benefits

- 10.12. As detailed throughout the above Assessment, the proposals will result in a series of heritage (public benefits) which weigh heavily in favour of the proposals, including, but not limited to the following:
- Securing a new optimal viable uses for Barns 1, 2, 5 and 6 which have been confirmed by the Council to represent curtilage Listed Buildings;
 - Securing a new optimal viable use for Barn 4 which, whilst being a later structure and thus not curtilage listed is considered to have some intrinsic significance;
 - Investment in to the fabric and associated repairs to preserve and enhance the significance of the curtilage Listed Barns 1, 2, 5 and 6 within the site;

including the reduction in height of the concrete plinth to Barn 2 and the reinstatement of lost staddle stones;

- The beneficial removal of Barns 3 and 7 to better reveal the significance of the curtilage Listed Barn 6, as well as the wider former farm complex, including the Listed Farm house and wider Conservation Area within which the site is located; and
- Improvements to the rooting area of the category A birch tree through the relocation of the access to the site and lower category trees with which it is competing and thus preserving and enhancing its contribution to the streetscene and character and appearance of the Conservation Area.

Appendix 1: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁴

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁵

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.²⁶ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁷

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the *National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁸

²⁴ MHCLG, *NPPF*, Annex 2.

²⁵ Historic England, *GPA:2*.

²⁶ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁷ MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

²⁸ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁹

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”³⁰

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”³¹

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³²

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁹ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

³⁰ MHCLG, *NPPF*, Annex 2.

³¹ MHCLG, *NPPF*, Annex 2.

³² Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³³

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;³⁴
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³⁵ and

³³ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

³⁴ MHCLG, *NPPF*, para. 213 and fn. 75.

³⁵ MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.³⁶

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

"...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

*assessment using professional judgement is inevitably involved."*³⁷

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

³⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁷ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³⁸ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."³⁹

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.⁴⁰

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.⁴¹ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

³⁸ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁴⁰ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁴¹ Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁴² Of particular relevance is the checklist given on page 13 of *GPA:3*.⁴³

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁴

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.*⁴⁵**

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴⁶

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 3**, the *NPPF* (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁷

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁴⁸

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed

⁴² Historic England, *GPA:3*, p. 8.

⁴³ Historic England, *GPA:3*, p. 13.

⁴⁴ Historic England, *GPA:3*, p. 4.

⁴⁵ Historic England, *GPA 3*, p. 8.

⁴⁶ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁴⁷ MHCLG, *NPPF*, paras. 214 and 215.

⁴⁸ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); MHCLG, *NPPF*, paras. 214 and 216.

private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁴⁹

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴⁹ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁵⁰ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act goes on to state that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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.”⁵¹

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

when the decision-maker carries out the balancing exercise.”⁵²

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 3**), this is in keeping with the requirements of the 1990 Act.⁵³

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁵⁴

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁵⁰ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁵² Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵³ Jones v Mordue [2015] EWCA Civ 1243.

⁵⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵⁵

⁵⁵ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁵⁶

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁵⁷ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

⁵⁶ MHCLG, NPPF, para. 11.

⁵⁷ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."⁵⁸

The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."⁵⁹

As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁶⁰

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."⁶¹

Paragraph 210 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness."***⁶²

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"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

⁵⁸ MHCLG, NPPF, Annex 2.

⁵⁹ MHCLG, NPPF, Annex 2.

⁶⁰ MHCLG, NPPF, Annex 2.

⁶¹ MHCLG, NPPF, para. 208.

⁶² MHCLG, NPPF, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁶³

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁴***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶⁵***

Paragraph 215 goes on to state:

“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.”⁶⁶

⁶³ MHCLG, NPPF, para. 212.

⁶⁴ MHCLG, NPPF, para. 213.

⁶⁵ MHCLG, NPPF, para. 214.

⁶⁶ MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶⁷

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶⁸ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶⁹

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

⁶⁷ MHCLG, NPPF, para 219.

⁶⁸ MHCLG, NPPF, para. 220.

⁶⁹ MHCLG, NPPF, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁷⁰

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm

may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁷¹ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁷²

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁷³

⁷⁰ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁷¹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷² MHCLG, NDG, para. 46.

⁷³ MHCLG, NDG, para. 47.

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as

tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁷⁴

⁷⁴ MHCLG, NDG, paras. 48–49.

Appendix 4: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent within Wedhampton are currently considered against the policy and guidance set out within the Urchfont Wedhampton and Lydeaway Neighbourhood Plan which was adopted in April 2017.

Policies relating to matters of heritage comprise the following:

Policy BE1 Protection of local heritage

The historic environment will be conserved and, where possible, enhanced. Proposals for development in the Parish will be supported where:

- 1) Local distinctiveness is conserved and where possible enhanced, taking into account all the following criteria:
 - a) the plot layout, scale, form and detailed design should reflect the character and appearance of the area
 - b) historically important street patterns and boundaries, including trees, walls and railings should be retained and respected
 - c) open spaces and views in and out of the area which contribute to its character should be unharmed
 - d) traditional materials and colours reflecting their setting are used.
- 2) Landscape planning should reinforce existing character.
- 3) The re-use of redundant historic buildings is supported.
- 4) Information accompanying any application should show the proposal in relation to its surroundings including where relevant a street elevation and section drawing and demonstrate how the Design Statement (Appendix A) has been taken into account together with an assessment on how the proposal impacts on historic buildings, structures and features, and archaeological sites.

Applications for Planning Permission and Listed Building Consent are also considered against the policy and guidance set out within the Wiltshire Core Strategy Plan 2006–2026, which was adopted in January 2015.

Policies relating to matters of heritage comprise the following:

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its

setting and to justify and mitigate against any losses that may occur through the development

iii. responding positively to the existing townscape and landscape features 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

iv. being sympathetic to and conserving historic buildings and historic landscapes

v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)

x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future

xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place

xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens

vi. important landscapes, including registered battlefield elds and townsapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Appendix 5: List Entries

OLD MANOR FARM FARMHOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1364585

Date first listed: 25-March-1988

Statutory Address 1: OLD MANOR FARM FARMHOUSE,
WEDHAMPTON

Location

Statutory Address: OLD MANOR FARM FARMHOUSE,
WEDHAMPTON

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Urchfont

National Grid Reference: SU 05983 57647

Details

URCHFONT WEDHAMPTON SU 0557 (west side) Old Manor Farm Farmhouse 11/254 GV II Farmhouse. c1600 and mid C17. Timber framed and painted roughcast, stone gable walls, thatched roof. Two storeys, T-plan comprising an earlier block of living room, cross passage and kitchen, to which is added an east wing containing an

entrance lobby and stair, and parlour. Framing 3 panels high with heavy bressumer and straight corner braces. Wing is 4 panels high without corner braces. Brick noggings. Entrance in porch overlooking farmyard. Partly glazed door. Paned timber windows. Interior has two parallel longitudinal beams with scoop and check stops and chamfered joists. Gable stack to living room with timber lintel, part rebuilt. Kitchen at west end has added external stack. Forward wing also has two parallel chamfered beams with run-out chamfer stops and a blocked stack in stone gable.

Listing NGR: SU0598357647

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 312158

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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