

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/04293
**Internal and external alterations to facilitate change of use to dwelling.
Yarnfield Manor, Maiden Bradley, Warminster, BA12 7HX**

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☒	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and guidance: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF. Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

The following points are taken from the Historic England document “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is 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.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

Other HE publications

HE GPAs and HEANs [The Planning System | Historic England](#)

Local Policy: The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.” It is also required that 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 Council's Core Strategy CP 57: Ensuring high-quality design requires a high quality of design in all new developments. Proposals are required to “demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) “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 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.”

Proposal: The description includes states 'Internal and external alterations to facilitate change of use to dwelling' which includes replacement windows and door, inserting additional windows and creation of an external porch.

As part of the review of the application, it is noted that works undertaken are not as approved.

Relevant planning history:

S/1991/1853 & S/1991/1854 – Consent for the eastern corner of the yard converted to provide domestic use. The cow barns were converted to form stabling in 1991.

The main house, outside of this current application has been subject to several applications.

16/06319/FUL - Diary Cottage was converted

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings.

Information considered/provided: Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

In this case, the applications are accompanied by a “Heritage Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting: The NPPF defines significance 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.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

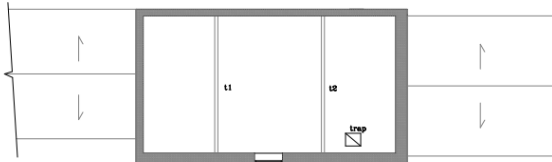
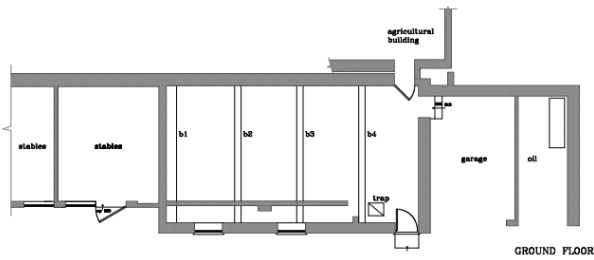
The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the building lies largely with its historic fabric and vernacular design, using local materials, and its group setting as a farmstead with the main house which have significant aesthetic and historic interest, and which contribute to the setting of the listed buildings.

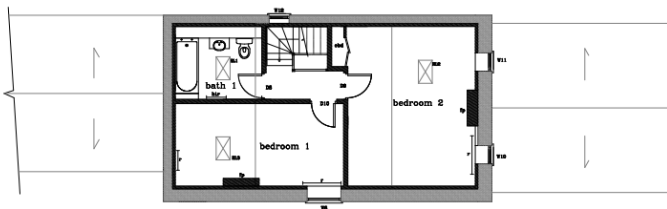
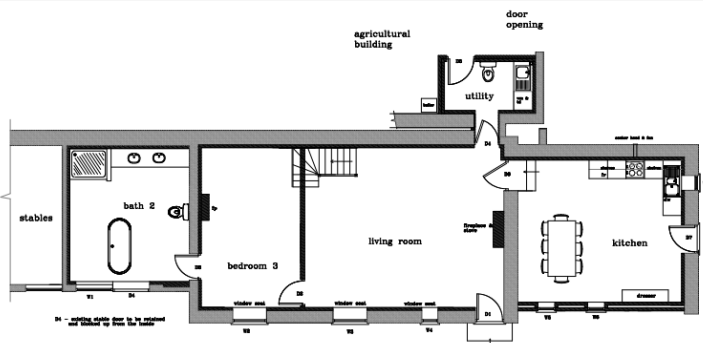
Assessment: The proposed scheme looks to undertake internal and external alterations to Diary Cottage to allow for the change of use to a residential dwelling. The property was converted (with consent) to a residential dwelling for agricultural staff/ holiday let, therefore the main intervention for the change of use from a heritage consideration has been undertaken.

The original building was formed of a single room to the ground and first floor, with two open bays to the right-hand side. The original consent for conversion incorporated part of the adjoining building (to the left-hand side) to allow for the creation of a large en-suite to the proposed ground floor bedroom. The ground floor of the main building was sub-divided to create a bedroom and living space, and a new staircase was inserted. The first floor was sub-divided to create two further bedrooms and a bathroom. The former open bays were enclosed and converted to form a kitchen. To the rear, a small Utility / Cloak Room was approved.

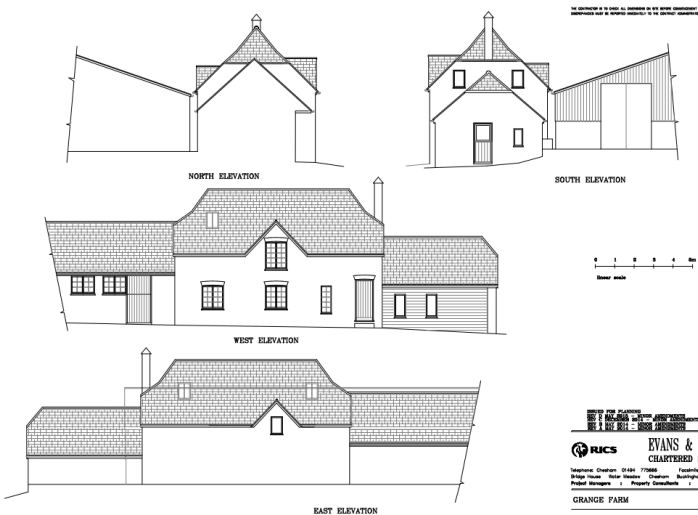
The ‘existing’ floor plans in this submission do not correspond with the previously approved floor plan. The ground floor ensuite was not undertaken but incorporated into the bedroom. The staircase is now a straight flight of stairs rather than dog legged. The rear Utility/ Cloak Room was not formed and this opening closed. The kitchen was formed, but the external door has been relocated from the gable end to the front elevation, and the gable elevation has a larger, central window installed. There are two additional windows (bedroom and bathroom) to the first floor (left-hand side elevation). The exterior has a more domestic appearance due to the enlarged window openings and the position of the doors.



Existing floor plan prior to conversion (16/06319/FUL)



Proposed floor plan for conversion (16/06319/FUL)



EVANS & C
CHARTERED SURVEYORS
RICS
GRANGE FARM
DAIRY COTTAGE - ELEVATIONS AS 1

Proposed elevations for conversion (16/06319/FUL)

The proposed scheme looks to undertake the following works:

Ground floor

- **New Window to living Room**
This was approved as part of the previous consented schemes, and as the works have commenced, this still has permission to be installed, and therefore no objection is raised.
- **Modern Chimney piece to be replaced**
This is clearly a modern, off the shelf surround, and therefore the proposed replacement is considered to cause no harm to the significance of the listed building.
- **Upgrade of stud wall**
This is a modern stud wall, and therefore the up grading is considered not to cause harm to the significance of the listed building.
- **Creation of new porch to kitchen door**
The position of the door is in a different location to the approved scheme (16/06319/FUL).

The linear form of the structures forms an important aspect of the character and appearance of the former agricultural buildings, and they relate to the significance of the main house. The introduction of a porch changes the linear appearance and creates an even more domestic appearance to the property. Whilst the conversion has created a change of use, and the fenestration details respond to more to a domestic dwelling, the formation of a porch, especially to the rear door is considered to cause harm to the significance of the listed building. This aspect of the proposed works is not supported.

- **Replacement of Crittall windows to front and side elevations**
Some of the windows are not consented, and therefore these need to be justified.

The principle of replacing the modern windows is acceptable, though it is unclear why they need to be replaced. The insertion of glazing bars to the windows further increases the domestic appearance of the building, creating a 'cottage', rather than an agricultural conversion. The relationship of farm buildings and domestic dwellings forms an important part of the significance of the group, and therefore where there is harm to the relationship, there it is considered to cause harm to the significance of the listed building.

- **Replacement of fully glazed door to half glazed door to kitchen**
This door was approved to be in the gable elevation.

The proposed replacement of the stable door to a half-glazed door introduces further domestic elements to the building. The approved windows to the front elevation of the kitchen were more linear form, and the existing windows are more regular form. A large window has been inserted into the gable end, and it is proposed to install an additional 2 windows to the rear elevation. The requirement of the additional glazing therefore it has not been demonstrated that the requirement for additional natural light into the kitchen has provided. This aspect of the proposed works is not supported.

- **Formation of two new windows to the rear elevation of the kitchen**
The proposed scheme looks to create two windows to the rear elevation which respond to the two windows on the front elevation. This wall was originally blind and would have been blind for security and practical reasons. The inward-looking nature of farm buildings forms part of their significance. It

has not been clearly demonstrated that the additional windows are required to provide natural light or ventilation into the kitchen space. As previously noted, the existing windows are not as approved.

- Replacement of hips tiles to single storey element
The proposed replacement of these is acceptable.
- Formation of new shower cubicle to the first-floor bathroom through the changing of stud wall
The first floor was originally open and has been sub-divided to create a bathroom and two bedrooms. The insertion of the shower will impact the modern fabric stud walls. There is no understanding if the shower tray will be flush or insert into the floor which could have some impact to the historic floor joists. This harm would be minimal, and it has not been demonstrated that the creation of the shower will not cause harm to the historic fabric.
- Pair of new rooflights to rear elevation over bathroom
The approved drawing had two rooflights to this elevation, and therefore the change of location for these rooflights is considered to be acceptable. These rooflights should be conservation/ flush.
- Replacement of UPVc rainwater goods with cast iron
This is supported as the materials are more traditional.
- Removal of menage and block wall
This is supported but offer limited heritage benefit to the setting of the listed building as the menage and block wall are considered to cause no harm to the setting of the listed buildings.

To support the scheme, the proposed porch, the creation of the half-glazed door to the kitchen, the creation of the two windows to the rear elevation of the kitchen removed should be removed from the proposed scheme and consideration of the style of the windows considered. These aspects are considered to cause harm to the significance of the building as they introduce further domestic elements to this simple former agricultural building, and it has not been demonstrated that these are required to allow the building to be used as a domestic dwelling.

The Planning Statement recognises that the works have not been completed as approved and looks to 'rectify the changes' (para.4.3) but then discussion the planning aspect of the change of use.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The proposals will result in harm to the building via the loss of character and original external form. The proposals involve only part of the building and could therefore be considered as causing 'less than substantial harm' for the purposes of interpreting the NPPF, but they should not be seen as being of lesser consequence. Indeed, the wording of the NPPF and the 'special regard' by Sections 16 and 66 of the Act requires that any level harm caused should be taken seriously.

Whilst paragraph 215 allows that a level of harm may be offset by public benefits, which could include conservation benefits, in this case no objective justification has been provided for the works and it has not been demonstrated that the works will result in any public benefit. As a result, the proposals fail to meet with the requirements of current conservation legislation, policy or guidance and I therefore recommend refusal.