

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/04807
**Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension. Inclusion of a first floor WC with conservation roof light and refurbishment of existing main roof (front and rear).
42 Shurnhold, Melksham, SN12 8DG**

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 enhancing 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.”

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 proposed scheme looks to demolish the existing piecemeal single storey rear lean-to extensions and replacement with a new single storey extension which will extend to the side of the property to create a glazed space. To the first floor it is proposed to create a first-floor WC with conservation roof light. The existing roof covering is coming to the end of its natural life, and the proposed works include the refurbishment and replacement of existing main roof covering.

Relevant planning history:

W/94/00383/LBC - Replacement white painted double glazed windows – approved.

PL/2026/01021 - Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension. Inclusion of a first floor WC with conservation roof light and like-for-like refurbishment of existing main roof (front and rear). – Withdrawn by applicant and pre-app advice sought.

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 "Design, access and 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 (as appropriate): 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 form - its form, layout and detailing and use of local materials which have significant aesthetic and architectural interest.

The rear of the building has been compromised by extensions during the modern period and is of lesser interest. Nos 40 and 42 Bath Road are a semi-detached pair of Grade II listed buildings. The cottages are built from locally quarried rubblestone with dressed stone surrounds to doors and windows, cyma-moulded mullions and a stone-tiled roof with coped verges and saddle stones. The pair has a pleasing symmetry: with a central doorway under a flat hood on brackets flanked by mullioned windows, and four small, hipped dormers punctuate the roofline. The quality of the construction and details would indicate that these were designed to house workers either at Shurnhold Farm or were estate cottages. Whilst not cheaply built, they were not built to house middle-ranking or above.

The proposal seeks the demolition of an existing single storey rear lean-to extension which is a simple, single pitched roof, and a mix of masonry construction. Historic England's list entry mentions that extensions date from the nineteenth and twentieth centuries.

The historic maps show no extensions on the 1840s Tithe map, but by the first 1st edition OS map (1844-1888) it shows an outbuilding to the rear corner, and a single extension by the 3rd OS map. The existing extension accommodates the kitchen, utility and a family bathroom to support a three-bedroom cottage.

It is likely that a small outshot was the first addition to the property was to create an internal bathroom, and this was later extended to create the additional space which allowed for the relocation of the kitchen. These two spaces were then joined to create a bigger kitchen space.

The poorer quality of the extensions is expected for their age, which are generally formed of single brick with a plaster finish. These were intended as domestic working spaces, and suitable (at the time) for kitchens and bathrooms. The quality of the construction contrasts with that of the main cottage.

Assessment: The application can be broken down into three main elements, and these will be assessed individually.

Extension

The proposed scheme looks to carefully remove the later rear extensions and create a new extension to the rear of the property to re-house the existing kitchen and bathroom and provide a glazed area to provide access to the 'L' shaped garden.

The existing rear elevation has been subject to piecemeal extensions to allow the property to have a bathroom and kitchen. These were poorly built and are coming to the end of their natural life. The proposed demolition of these elements is considered to be acceptable.

A previous scheme looked to create an 'Orangery' extension to the property due to the low eaves' height of the building. The initial application offered a very large extension to the simple cottage, and this was then reduced in scale, but retained the initial design. Whilst the initial scale of the extension was of concern, it was the principle of the design that was considered to be in-appropriate to the humble nature of the vernacular building. A pre-application submission after the withdrawal of the application allowed for a discussion on scale and design to be undertaken.

The revised scheme offers a simple, but well-designed contemporary extension that works with the scale of the host dwelling.

The new extension steps back from the host building, rather than constructing off the corner, which allows the original side elevation to be returned to the original appearance. The simple glazed detail adds to the understanding of the separation of the old and new and allows the scale of the dwelling be understood.

The proposed extension does increase the footprint of the existing extensions but responds to the floor plan of the original cottage, and to the development of the adjoining cottage, adding to the ground floor use, rather than taking away much of its function. It is recognised that the existing extensions were built to house the kitchen and the bathroom, and therefore the continued use of the extension to facilitate these functions is acceptable.

The proposed extension sits under the eaves height, with large areas of glazing and simple details to the majority of the extension, and a small rubble stone section (to house the bathroom/ utility room) works with the existing building. The proposed scheme is considered to be subservient and respect the host dwelling.

The proposed exposing of the external wall within the extension is supported as this will enhance the understanding of the original building.

First Floor Bathroom

The existing first floor has a large landing, and three bedrooms. The layout has been amended to create the bedrooms from the original floor plan, and therefore the insertion of a WC, with a rooflight is not considered to cause harm to the historic floor plan.

The addition of a WC raises concerns of where the SVP will be installed. This was discussed during the pre-application meeting, and there is a sensible route to allow the pipework to penetrate through the rear of the building and be concealed within the new extension, so there will be limited impact on the existing fabric and no impact on the appearance.

The position of the rooflight should be within the existing roof structure to ensure that there is no loss of historic fabric. Additional timber may be required to support the rooflight which is acceptable. The roof light should be flush (conservation), as described within the submitted drawings.

Roof covering

The existing roof covering is Cotswold stone tiles with Bath Stone ridge tiles, on a felt membrane. It is recognised that the roof covering is failing (mainly due to poor fixings and some delamination of the tiles), and works are required to ensure that the building remains watertight.

The previous application was to replace the rear elevation with a manufactured tile, and this is not generally supported for listed buildings as this is considered a change of material, which would require clear and convincing justification to allow for the change.

The revised scheme looks to re-use the existing, good tiles on the front elevation which would retain a weathered appearance. To the rear elevation, it is proposed to have a 'replacement roof covering', as at present the owners are having difficulty to obtain the correct materials. A condition will be applied to allow for a discussion of roof materials to be undertaken.

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 impact of the proposals on heritage assets will be largely positive, the heritage assets will be enhanced, and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.

Conditions

• WL1 FURTHER DETAILS REQUIRED

Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- ~~(v) Full details of proposed meter and alarm boxes;~~
- ~~(vi) Large scale details of proposed eaves and verges (1:5 section);~~
- ~~(vii) Full details of proposed internal service routes;~~
- ~~(viii) A full schedule and specification of repairs including:~~
- ~~(ix) a structural engineer's report setting out the nature of, and suggested remedial work to, structural defects~~
- ~~(x) proposed timber and damp proof treatment~~
- ~~(xi) proposed method of cleaning/paint removal from historic fabric~~
- ~~(xii) a full schedule of internal finishes to walls, ceilings and floors~~
- ~~(xiii) Full details of external decoration to render, joinery and metalwork; and~~
- (xiv) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

• WL2 REPOINTING

No works to repoint the ~~external brickwork or stonework~~ to the rear elevation shall be undertaken until:

- a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and
- b) A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The sample panel shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved sample.

- **Roof Covering**

Prior to reinstating the roof tiles to the rear elevation, a sample of the proposed roof tile shall be submitted to and approved in writing by the Local Planning Authority.

- **WL12 NATURAL STONE ROOF TILING**

The natural stone roof tiles shall be laid to regularly diminishing courses from eaves to ridge to present unbroken coursing in the traditional manner.

- **WL15 RETAIN ROOF TIMBERS**

The existing roof timbers shall be retained, uncut and unaltered in situ as part of the approved scheme.