

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02505
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Midge Hall, Coped Hall, Royal Wootton Bassett, Swindon, SN4 8ER
DESCRIPTION OF WORKS:	Construction of a wooden garage, access track, partial removal of boundary wall for the relocation of existing field access
RECOMMENDATION:	Approve with conditions

SITE DESCRIPTION/CONTEXT

The application site relates to a small parcel of grassland locating to the east of the main dwelling, Midge Hall. Midge Hall is a two-storey dwelling and a Grade II Listed Heritage Asset. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The stone boundary wall surrounding the perimeter of Midge Hall is considered to be curtilage listed. The southeastern section of this stone boundary wall and the adjacent land are subject to the proposals this application relates to.

There is a Public Rights of Way footpath, LTRE15, approximately 61 metres to the east running north and south.

The building is a well-preserved example of an eighteenth-century vernacular farmhouse, subsequently refaced in the early nineteenth century, displaying high-quality materials, craftsmanship, and retains features of special interest that contribute to its heritage significance.

The curtilage includes historic boundary walls, ancillary structures, and former outbuildings that are considered part of the listed building under Section 1(5) of the 1990 Act.

The list entry, for means of identification purposes only, provides the following description:

SU 08 SE LYDIARD TREGOZE PURTON ROAD

5/42 Midge Hall

II

Farmhouse, C18. Rubble limestone, recent concrete tile roof. Late C18-early C19 refacing of main block. 2-storey 2 room deep plan of 3 bays with central stair hall. 2-bay forward wing to right with gable stack. Single storey extension to left. C19 12- and 16-pane sashes to refronting, c1910 bow window. Side and rear close spaced fenestration altered in C19. Interior: Open well stair with turned balusters. Moat of earlier manor house to rear of house filled in for motorway construction.

Listing NGR: SU0802884046

PROPOSAL

This is a Listed Building Consent application in conjunction with the full planning application under reference PL/2026/00243 for the erection of a detached wooden garage, relocation of the access track through alterations of the existing curtilage-listed brick boundary wall, and associated hardstanding to be used ancillary to the residential property at Midge Hall, Coped Hall, Royal Wootton Bassett.

The proposed garage would be approximately 13 metres by 9 metres and 5 metres high to its ridge. It comprises with a half-hip clay tile roof over weatherboard walls erected on a brick plinth, with a weatherboard, cat-slide, extensions under sloped corrugated tin roof. The submitted Design and Access Statement stated that the building will be used exclusively by the applicant for garaging of cars and personal use to pursue his hobby of renovating classic cars, and cars of interest.

To support the application, a Heritage Statement and Biodiversity Net Gain (BNG) Metric have also been submitted, and the proposed block and layout plans also shows additional planting to meet the mandatory BNG requirement.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2024/07493 - Full planning permission Decision - Approve with Conditions Date: 8/11/2024 – Construction of a wooden garage and associated hardstandings.
PL/2025/02565 - Full planning permission Decision - Refuse Date: 18/9/2025 – Construction of a wooden garage, access track, and associated hardstandings

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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 LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council’s approach to development affecting heritage assets:

- 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.
- Core Policy 58 ‘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.”

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

WC Conservation: No objection in principle

The Conservation Officer identified concerns regarding the adequacy of the submitted landscape information, particularly the omission of existing trees from the plans, the relationship between those trees and the proposed garage, and the suitability of the proposed replacement planting. The officer nevertheless considered that, subject to revisions to the landscaping proposals, the development would have only a minor effect on the setting of the listed building and would be acceptable.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

No representations have been received during the consultation period.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

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.

The application is supported by a Heritage Statement, detailed plans, material specifications and cross-sectional drawings, which together provide sufficient information to assess the impact of the proposals on the significance and setting of the heritage assets.

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.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is 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.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of Midge Hall is provided in the list description. The building is a well-preserved example of an eighteenth-century vernacular farmhouse, subsequently refaced in the early nineteenth century, displaying high-quality materials, craftsmanship expressing local vernacular traditions. Its plan form has remained mostly intact and includes good quality internal and external features including a boundary brick wall that illustrate the historic development of the building.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The application seeks to erect a new garage outbuilding of a barn-style design, comprising timber frame and horizontal timber boarding clad on a brick plinth with clay roof tiles. This proposal would also include alterations to an existing curtilage-listed brick boundary wall to facilitate the relocation of the existing field access, together with associated hardstanding and landscaping works. The proposed garage would be sited to the east of Midge Hall, a Grade II Listed Building, adjoining a curtilage-listed garden boundary wall.

The proposed garage would be orientated with its principal elevation facing south, reflecting the established arrangement of Midge Hall. The building would be positioned behind the principal frontage of the listed dwelling and would consequently occupy a clearly subordinate role within the site.

In terms of scale, massing and height, the proposed garage would be significantly smaller than Midge Hall. When viewed in the context of the existing ancillary buildings and extensions associated with the property, the development would appear as a logical and sympathetic addition to the site and would integrate successfully within the wider setting of the listed building

The proposed materials are also considered appropriate. The palette of timber cladding, brickwork and clay roof tiles would reflect the character of traditional agricultural buildings historically associated with the former farmstead to the south. As such, the design draws upon the local vernacular and reinforces the historic rural character of the site, thereby contributing

positively to the setting of the heritage asset. It is considered necessary and reasonable to impose a condition to ensure the materials used would match the details submitted.

The relocation of the field access would necessitate the formation of a new opening within the curtilage-listed brick boundary wall and the infilling of the existing opening using salvaged materials from the wall itself. Whilst this would result in an alteration to the wall, it would not lead to a net loss of historic fabric, as the existing materials would be retained and reused in the reinstatement works. The proposal therefore preserves the evidential and historic value of the boundary wall.

The Council's Conservation Officer raises no objection to the development in principle, although comments have been made regarding the proposed landscaping scheme. Specifically, amendments to the proposed tree species and additional planting details have been requested.

The Conservation Officer also identified concerns regarding the omission of existing trees from the submitted plans and the need to better demonstrate the relationship between the proposed garage, existing mature trees and the setting of the listed building. Those trees make a positive contribution to the significance and setting of Midge Hall, particularly in views of the principal elevation from the south. Notwithstanding these concerns, there is no indication that any significant existing trees would be removed as part of the development. The Local Planning Authority is satisfied that sufficient information has been provided to assess the siting, scale, design and heritage impacts of the proposed garage. The outstanding matters relate to the detailed composition of the landscaping scheme and the protection and integration of existing trees, which can be appropriately secured through condition under the associated planning permission.

Having regard to the scale, siting, design and materials of the proposed development, together with the proposed treatment of the boundary wall and the submission of further landscaping details through the associated planning permission, it is concluded that the proposal would preserve the significance and setting of the Grade II listed building and would not result in harm to the curtilage-listed boundary wall.

Accordingly, the proposal would preserve the significance and setting of the designated heritage asset, as well as the historic fabric of the curtilage-listed boundary wall. No heritage harm has been identified and the balancing exercise set out in Chapter 16 of the NPPF is therefore not engaged.

In conclusion, it is considered that the proposal would preserve the special architectural and historic interest of Midge Hall, its setting and the historic fabric of the curtilage-listed boundary wall, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and relevant Historic England guidance.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	No.
(b)	If yes, has a protected species survey been submitted?	N/A
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	N/A

See linked planning application under reference PL/2026/00243 for information regarding the proposal's impacts on ecology, where the proposal was concluded to be subject to mandatory BNG requirements, but would not result in unacceptable impacts on the biodiversity.

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 proposed works would preserve the significance of the Grade II listed building, its setting and the historic fabric of the curtilage-listed boundary wall. On this basis no specific justification is required. The requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan; P1-3 Rev 2; received 17 April 2026
Proposed Layout; P4-3 Rev 2; received 17 April 2026
Block Plan 3; CBP2-3 Rev 2; received 17 April 2026
Proposed Garage Site Levels; SL1 Rev 0; received 6 May 2026
Proposed Garage Floor & Elevations; P3-3 Rev 2; received 6 May 2026
Weatherboard cladding photo example; received 6 May 2026

Proposed Access Wall; PAW1 Rev 2; received 11 May 2026

Listed Materials Information; dated May 2026; received 12 May 2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those demonstrated within the Listed Materials Information received 12 May 2026, and the Weatherboard cladding photo example received 6 May 2026.

REASON: In the interests of visual amenity and the character and appearance of the area.