

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01547
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Jolly's Farm, Chute SP11 9DS
DESCRIPTION OF WORKS:	Roof repairs
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Jolly's Farm is in a relatively isolated rural position south west of Lower Chute, set back from the lane within a brick and flint walled enclosure and close to a listed parish boundary marker stone. Grade II listed, it has had little external alteration other than replacement of some of the porch and dormer joinery.



Front and rear, January 2026 (agent)

The application has been submitted to run concurrently with execution of the works proposed, effectively serving as notification under section 9 of the Act. Works to recover the roof had been stopped when it was realised the condition of the structure was in need of urgent attention. Early discussion with the LPA led to the involvement of a structural engineer and their proposed solution was provided to allow for consideration, and a scaffold roof was erected to protect the building. The email exchanges are recorded in the Heritage, Design and Access Statement. Purlins have sagged over the centuries and the rafters have been repeatedly packed out to retain a consistent roof plane several times prior to the C20. The roof would originally have been thatched.

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

CHUTE FOREST LOWER CHUTE LANE SU 35 SW 10/102 Jolly's Farmhouse II Farmhouse. Early C18. Flint with brick dressings and tiled roof. Single storey and attic, 2 wide bays. Off-central boarded door within timber porch. Three-light window to left, paned and transomed window to right. Two flush dormers with gables. Large external stacks to each gable, that to right rebuilt at top.

Listing NGR: SU3015452767

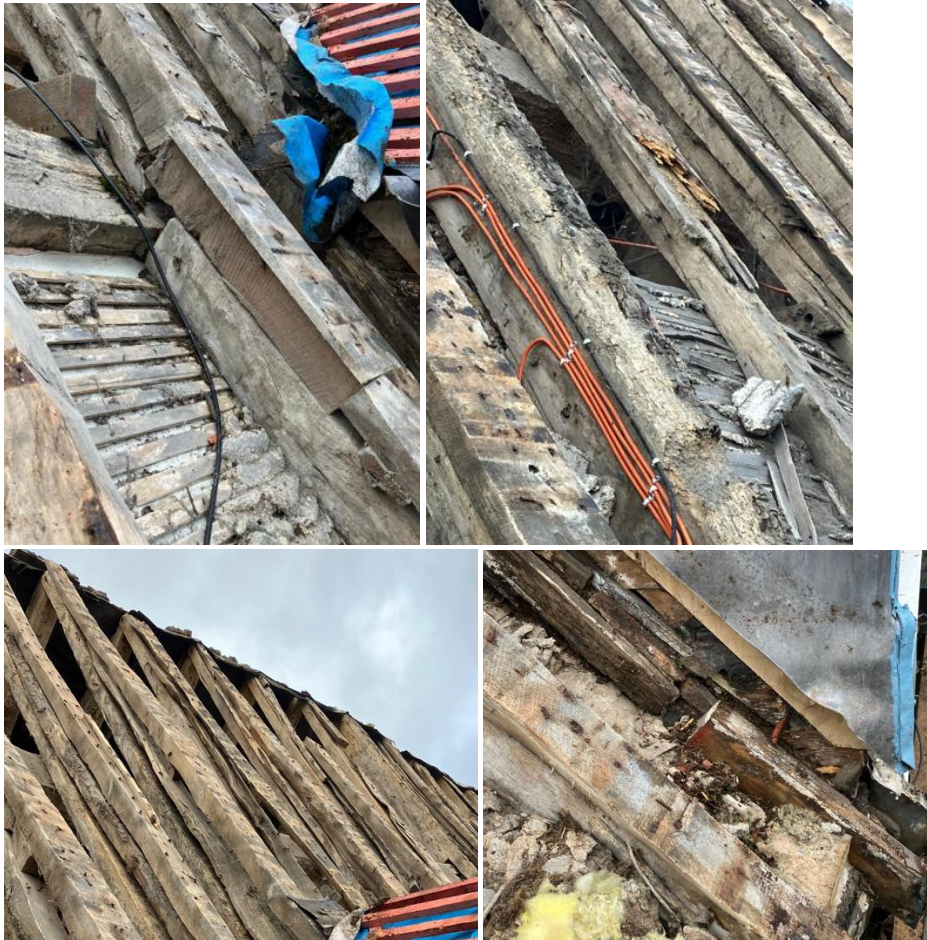
RELEVANT PLANNING HISTORY

None

PROPOSAL

Insertion of steel purlins to carry a new roof structure over the existing. This will allow for retention of the lath and plaster ceilings and skillings of the bedrooms without damage, and most of the surviving infill panels (brick and plaster) of the two roof trusses. It has been necessary to rebuild the dormers, although the windows appear to have been reused.

Some representative condition photos prior to works, showing rafter build-up, insect damage, rot around a dormer and purlin movement:





Left: steel purlin introduced with its load applied to the truss through a section bolted to queen post and principal rafter



New rafters installed, high level bolted collars bear on the purlins and a new wall plate has been formed, the original roof structure with its lath and plaster linings preserved within.

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.

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

Chute Parish Council – "Chute Forest PC Cllrs have RESOLVED to not raise any comments or objections."

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.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

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.

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 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The application provides little in the way of an assessment of heritage significance, but this is not especially problematic in the situation. There is agreement that the roof is of high significance to the building and that proposals should seek to retain this as best possible.

The significance of the building lies in its unaltered historic form and representation of a small vernacular farmhouse built of locally available materials.

Photographs above show how the steel strengthening has been inserted with negligible damage to the existing roof structure, and the new roof integrated with it. The dormers have been rebuilt to similar dimensions as the originals. Salvaged tiles from the building have been complemented by tiles salvaged from elsewhere and closely reinstate the weathered appearance of the original but without the wavy roof line.

The works have been carried out with care and respect for original fabric and give the building some much needed structural integrity that will assist with its preservation for the long term.

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?	N
(b)	If yes, has a protected species survey been submitted?	
(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?	

Comments (if any):

CONCLUSION

The works to the roof structure are clearly justified and specified in the application, and offer a significant contribution to ensure its long-term condition. The works are therefore considered acceptable with regard to the character and significance of the listed building, in line with the aims of section 16 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Subject to conditions

Plans