

Our Ref: ST/240805/P2

10 August 2026

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning (Listed Buildings & Conservation Areas) Act 1990

Proposal: Demolition of existing single-storey lean-to extensions to north and west elevations and erection of replacement single-storey extensions. New roof to existing lean-to to west elevation. Internal alterations. Fenestration changes. New timber pergolas. Creation of home office within existing garage (first floor).

At: The Old Bakery, Collingbourne Kingston, Wiltshire SN8 3SD

PP-15142456

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs Jonathan Beames to submit a Householder and Listed Building Consent application to Wiltshire Council for the above development at The Old Bakery, Collingbourne Kingston. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £548.00;
- Drawing No. 240805-001: Site Location Plan;
- Drawing No. 240805-015E: Proposed Site Plan;
- Drawing No. 240805-100F: Proposed Ground Floor Plan;
- Drawing No. 240805-101F: Proposed First Floor Plan;
- Drawing No. 240805-102F: Proposed East and South Elevations;
- Drawing No. 240805-103H: Proposed North and West Elevations;
- Drawing No. 705CK01: Topographical Survey;
- Drawing No. 705CK201: Existing Elevations;
- Drawing No. 705CK301: Existing Floor Plans;
- Covering Letter by Fowler's (see below);
- Sustainable Drainage Assessment by Geo Smart;

- Flood Risk Assessment by Geo Smart;
- Heritage Statement by Forum Heritage Services; and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located within the village of Collingbourne Kingston, Wiltshire. The site is approximately 3.8 miles north of Tidworth and 8.7 miles south-east of Marlborough.

The site is located to the western side of Marlborough Road (A338) which runs between Burbage and Collingbourne Ducis.

Currently, the site comprises the existing residential dwelling of The Old Bakery, garage and established residential garden curtilage. Historically, the dwelling was once a shop, a sub post office with dwelling and finally a bakery before being converted into a single-dwelling.

The Old Bakery is a Grade II listed building. The dwelling was added to the list 13 June 1988 and the official Historic England list entry is as follows:

'Shop, sub post office and dwelling. C17, extended C19. Single storey and attic, raised to 2 storeys, 3 bays, extended by single storey 2 bay structure on left. Central half-glazed door with flat canopy on consoles. Plat band. C20 windows, metal and wood to first floor. Gable stacks. Extension has door with glazed panel and C20 window. Roof hipped to left end beyond stack. Single purlin roof'.

To the north of the site lies The Barleycorn Inn public house. To the east and south of the site lies neighbouring residential dwellings. To the west, beyond the defined garden curtilage, lies agricultural land and countryside.

The site is currently accessed via a private access driveway to the east of the site, directly off Marlborough Road (A338).

The site is located in Fluvial Flood Zone 1, with low risk of flooding, but within an area at risk of groundwater flooding. The site is also within the Collingbourne Kingston Conservation Area. The site is otherwise unconstrained and unaffected from any other local or national designations.

2. Planning History

K/82/0525	24.03.1982	One dwelling and garage (Adj Post Office Stores Collingbourne Kingston)	Approved
K/83/0761	19.12.1983	Extensions, kitchen and bathroom	Approved
K/45129	20.05.2003	The erection of garages	Approved
K/53715/LBC	08.05.2006	New window to south elevations & part rebuilding of west elevation with new door & window	Approved

A pre-application enquiry was submitted to the Council in November 2025 for the following works: *'Demolition of existing single-storey lean-to extensions to north and west elevations and erection of replacement single-storey extensions. New roof to existing lean-to to west elevation. Internal alterations. Fenestration changes. New timber pergolas. Creation of home office within existing garage (first floor).'*

A response was issued by the Council on the 23 March 2026.

The comments raised by the Council within the preapp response were taken on board, and the proposals amended accordingly prior to the submission of this current householder and listed building consent application.

3. Proposed Development

This planning and listed building consent application seeks permission for the following development at The Old Bakery:

'Demolition of existing single-storey lean-to extensions to north and west elevations and erection of replacement single-storey extensions. New roof to existing lean-to to west elevation. Internal alterations. Fenestration changes. New timber pergolas. Creation of home office within existing garage (first floor).'

The following external works are proposed:

- Demolition of existing single-storey lean to extension to north elevation and erection of replacement single-storey extension;
- Demolition of existing single-storey lean-to extension to west elevation and erection of replacement single-storey extension;
- Replacement of corrugated metal roof with a new slate tile roof to existing lean-to to west elevation – slate tile to match proposed extensions;
- Erection of 2no. timber pergolas to west elevation; and
- Timber porch canopy to south elevation.

The following Internal alterations are proposed:

- Relocation of kitchen into new western extension;
- Removal of ground floor shower room and reconfiguration of entrance hallway (modern additions removed). Walls of historic merit to be retained, and hallway reverted to historic layout;
- Reinstate doorway between entrance hallway and drawing room;
- Creation of new doorway between hallway and drawing room;
- Relocation of staircase within hallway;
- Creation of boot room, WC and bathroom to southern end of dwelling – through the formation of new SW timber stud partition;

- Creation of guest bed within existing kitchen; and
- Creation of new access into bedroom 2 (first-floor) following the relocation of the staircase.

In addition, the following fenestration changes are proposed...

East Elevation

- New timber door within existing opening, with small stone portico over (GF);
- New timber casement window in existing opening (GF); and
- New timber casement windows in existing opening (FF).

South Elevation

- Replace window with new entrance door, with timber porch canopy above (GF);
- New timber casement window in existing opening (GF);
- Replace lean-to door with new timber casement window (GF); and
- New timber casement window in existing opening (FF).

West Elevation

- Replace lean-to door with new timber casement window (GF);
- Replace lean-to window with new timber door (GF); and
- New timber casement window in existing opening.

In addition to the works to the main house, it is proposed to convert the first floor of the existing garage into a home office. New internal insulation is proposed.

As the proposed GIA is under 100sqm, this proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted June 2004.

Within the Wiltshire Core Strategy, the following policies are considered relevant:

- CP1: Settlement Strategy;

- CP2: Delivery Strategy;
- CP4: Spatial Strategy for the Amesbury Community Area;
- CP57: Ensuring High-Quality Design and Place Shaping; and
- CP58: Ensuring the Conservation of the Historic Environment.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged, The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Core Policy 57 of the CS states *'a high standard 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 though drawing on the local context and being complementary to the locality'*.

CP58 is concerned with the conservation of the historic environment. The policy states *'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.

Collingbourne Kingston is a designated small village within the Tidworth Community Area, whereby development is limited to that needed to help meet the housing needs of settlements. In this case, this application relates to an existing residential dwelling, and it is considered that the principle of development is acceptable.

The proposed development seeks to enhance the functionality and long-term viability of The Old Bakery through carefully considered extensions and alterations.

The proposed works have been informed by the historic significance of the Grade II listed building and seek to preserve those elements which contribute positively to its special architectural and historic interest.

The proposed replacement extensions to the north and west elevations will replace existing lean-to structures of limited architectural merit. The proposed extensions have been designed to remain subservient to the existing dwelling through scale, height and design. The proposed materials take note of the locality and the existing character and appearance of the site – while being sympathetic to the existing dwelling and historic nature of The Old Bakery. It is considered that the proposed extensions will integrate successfully with the existing dwelling, whilst remaining legible as later additions.

The proposed internal arrangements have been carefully considered in order to retain as much as possible of the existing layout and features of historical importance. The removal of the modern partitions and later additions allows the reinstatement of a layout which closely

reflects the historic arrangement of the building – whilst improving functionality for the Applicants.

The proposed fenestration changes represent an enhancement to the existing building. The existing windows and doors comprise a mixture of modern styles which do not contribute positively to the significance of the listed building. Their replacement with appropriately detailed timber casement windows and doors will result in a most sympathetic appearance.

The creation of a home office within the first floor of the existing garage represents a sustainable adaptation of an existing building and does not require any significant external alterations that would adversely affect the character or appearance of the site. The accommodation will remain ancillary to the main dwelling.

In regards to heritage, the proposals present an opportunity to enhance the heritage significance of The Old Bakery, whilst securing the existing viable residential use of the historically significant building.

In terms of the surrounding conservation area, the eastern elevation dwelling is visible from the adjacent road and conservation area, but the rest of the site is well screened from the area by mature vegetation boundary, leading to no or minimal visibility of the site – especially the location of the proposed development.

The existing section of garden cob wall to the east elevation is proposed to be retained.

A heritage statement has been prepared to support this application. The report advises:

- The Old Bakery is a two-unit 18th century house with gable stacks and a single storey element to the south which includes a commercial bread oven reflecting the historic use of the building indicated by the name of the property.
- There have been changes to the interior which have eroded plan form and the loss of historic character, particularly to the northern ground floor room and at first floor level, and few windows are historic. However, the main aspect of plan form – two principal rooms either side of a central entrance hall survives at ground floor level which contributes to the significance of the listed building.
- The main aspect of the significance of The Old Bakery relates to its external appearance and the survival of the now relatively rare commercial bread oven.
- The proposed internal alterations relate to modern alterations that are not of significance in terms of either historic fabric or contribution to plan form, and the removal of the ensuite partly within the northern ground floor room is a positive change, and the reinstatement of the line of the south wall will largely return this principal room to its original form. The reinstatement of the fireplace to this room is also a positive change in terms of the character of the room and the listed building as a whole. These positive changes represent public benefits.
- The proposed kitchen, replacing a late 19th century lean-to that is now substantially modern fabric will not harm the special interest of the listed building through loss of significant fabric or form as the proposed kitchen will retain a lean-to roof form, so

remaining clearly subservient and continuing the service character of the original lean-to structures along the rear of the house.

- The extension to the north will remove modern additions of no heritage value and replace them with a modest structure that will have little visibility from the public realm, and which will not impact historic fabric or the special interest of the listed building. Due to the screening provided by the boundary wall and hedge, this addition will not impact upon the character and appearance of the Collingbourne Kingston Conservation Area.
- The staircase is a modern structure of no heritage value and it is not in a historically significant position in relation to plan form. Its repositioning will not harm the special interest of the listed building.
- The windows to be replaced are all modern and their replacement with timber casements of appropriate form will represent an improvement to the aesthetic qualities of the listed building. The replacement of modern corrugated sheeting to the roof of the lean-to south of the rear wing, and through the enlargement of the lean-to north of the rear wing to form the kitchen will also represent improvements to the aesthetics of the listed building, which is a public benefit.

It is considered that the proposed development is in full accordance with Policy CP58 and can be sensitively undertaken to ensure the longevity of the listed building.

The application site is large enough to accommodate the proposed extensions allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicants contend that, due to the proposed location and sensitive design, the development can be successfully integrated into the site. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality. The proposed works are minor in nature and ensure the outbuilding is seen as subservient to the existing dwellinghouse. As such the proposed development is in accordance with Policy CP57 and CP58.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients