

2026/03499 Planning and 2026/03899 LBC (Retrospective)
Site: Dean Farm, Wick Road, Oaksey, SN16 9SB
Proposal: Internal Renovation Of Farmhouse, External Additions & Changes, And Modest Extension Of The Piggery (Retrospective)
Conservation Officer: Alex Marsh

Recommendations:

☒	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.

Policy: 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 listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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 213 - 215 of the NPPF 2024 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.

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."

Historic England Guidance on 'Extending My Home'.

Heritage Assets:

Dean Farm, Wick Road, Oaksey, grade II

Site and assets considered:

Dean Farmhouse is in open countryside about 1 km north west of Oaksey village.

The property dates from 1773 (date stone west gable) and restored, remodelled in new Georgian style and extended in 1923 by Paul Phipps.

The farmhouse is two storey with attic and the elevations are in square and coursed rubble with flush rusticated dressed stone quoins. There are stone dressings to voussoirs to openings. The roof has gambrel hipped stone slate clad roof, with 3 hipped dormers double pitch with central hipped valley. The end stacks with stone bases and brick caps.

The house has a formal rectangular plan with corresponding 3-window south front. windows to outer bays that have tripartite sliding sashes. Above the central front door with pedimented timber doorcase and 6-panel door with 2 top glazed lights is a 16-pane sash.

There is a single storey (Built 1923) courtyard extension for farm office and services to the west in similar materials.

The interior was substantially remodelled in the 1920s in the style of Edwin Luytens country house.

The rear of the property is a walled kitchen garden with new greenhouse and to the west a courtyard of outbuildings and barns including furthest west of the group a former stable block, converted into ancillary accommodation.

Proposal: Internal redecoration & renovation to the principal farmhouse, and modest extension to the outbuilding known as The Piggery (Retrospective)

Relevant planning history: 16/05557/FUL & 16/06307/LBC Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) The Piggery

ENQ/2025/01264 (Retrospective) Internal redecoration & renovation to the principal farmhouse, and modest extension to the outbuilding known as The Piggery (Retrospective)

Issues: The impact of extension to outbuilding, new greenhouse and internal alterations on the listed building. and its setting.

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

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.

In this case the significance of Dean Farmhouse the building is evident in the formal architecture. Its plan form, layout, materials, outbuildings and architectural expression/detailing which have significant aesthetic and architectural interest.

Assessment:

Dean Farmhouse is sited in open countryside with a formal architectural appearance and oriented south overlooking the Park land style fields and woodlands with Oaksey village visible to the low ridge to the south.

The formal symmetrical architecture is based around the formal rectangular double depth floor plan around a central stair hall accessed by a 6-panel door with 2 top glazed lights with pedimented timber doorcase. The corresponding 3-window south front. windows has tripartite sliding sashes to outer bays. The windows are modern plastic vinyl finished and double glazed for which there is no evidence of listed building consent.

The house was remodelled in the 1920's in a respectful Arts and Crafts style of the time. These works were considered to lift the working farmhouse to a refined small country house, a transformation recognised in Country Life magazine's 1929 article series The Lesser Country Houses of To-day. The combination of the original Georgian house and plan form with remodelling of the Arts and Crafts style contribute along with the parkland setting to the significance of the building.

The pre app covers a series of unauthorised works to the previously converted Piggeries, a new greenhouse to kitchen garden and short section of new walling to the inner courtyard.

Piggeries:

The principal change has adapted the Piggeries by enclosing the previous piggery open bays area, with a glazed frontage, connected to the return walls and projection wing. This was not part of the planning and listed building consent form 2016.

The addition is a heavy timber framed shallow lean to metal clad roof, set beneath the existing clay roman tile roofline, it replaces what was likely a series of open or part-enclosed bays.

While this glazed wall increases the internal space providing a living room overlooking the open countryside and a revised internal plan with the kitchen behind the living room to the longer wing and a bedroom to the taller cross wing. The new framing is independent element attached to the historic fabric. As such, its impact on the character of the building is modest and reversible.

Other works include an additional high level rectangular window to the gable end with internal timber shutters. The suggests a loft style opening. The works to extend and alter the Piggeries are proportionate and well designed and do not detract from the simple stable building that can still be read with retention of original stable doors and undecorated external walling and has provided improved and larger ancillary and holiday accommodation.

Greenhouse.

The new greenhouse is located to the north end of the walled kitchen garden and sits against the rear stone wall. The garden includes a bothy with masonry walls, door and window on to the garden and pitched roof providing gardeners shelter and store.

The new greenhouse has brick plinth and timber framing with glazing in a traditional greenhouse style and supports the variety of horticultural growing options in the garden. This later addition contributes positively to the continued use of the kitchen garden, echoing the heritage context without appearing intrusive and has a neutral impact to the setting of the listed building and its existing outbuildings.

Internal Alterations to Deam Farmhouse

The following plan form and internal arrangement evolution assessment is based on the applicants and from the site visit it would appear to be a reasonable based appraisal of the evolution of the Farmhouse.

Mid-18th century Farmhouse: The Farmhouse has origins in a vernacular mid-18th Century farmhouse with as advised by the applicant a compact L-plan block, including spaces such as the central hallway, drawing room and adjacent rooms.

1773 Extension: Works expanded the building footprint, adding domestic and service spaces to the north east corner of the building. This phase marked a transition toward a more formal arrangement with increased internal subdivision, suggesting a rise in the building's status and domestic comfort.

Post-1842 Expansion: The 19th-century additions, likely reflecting evolving agricultural or service needs and appear to be limited to the introduction of a more cellular character.

1923 Paul Phipps Alterations: Architect Paul Phipps carried out extensive internal remodelling and modest external additions in the early 20th century.

His work focused on rationalising the layout to suit contemporary expectations of a small country house. This included reconfiguring the internal circulation, creating a more prominent stair hall, and converting the former kitchen into a study.

His interventions are characterised by careful integration with earlier fabric, the use of matching materials, and an improved spatial hierarchy that distinguished formal family rooms from service areas.

Summary: The development of Dean Farmhouse reflects a layered architectural history, with each phase responding to changing domestic expectations and agricultural practices. From its 18th-century vernacular origins through to its early 20th-century refinement, the building retains a largely cellular plan form, though increasingly formalised and rationalised by later alterations. Paul Phipps' sensitive reworking in 1923 elevated the farmhouse to a gentleman's residence while preserving the legibility of earlier phases.

The plan form and corresponding elevation is of significance.

The alterations internally include:

- The removal of downstairs W.C wall

- Removal of corridor wall to kitchen

- New half-glazed door

- Removal wall between pantry and kitchen

- Lower cill and installation of French doors/windows to rear former pantry area to kitchen garden.

- Lift red quarry tiles and installation of U/F heating. Laying of new limestone tiles

- Install hatch between floors

- Removal of stud wall and reconfigure

- Reconfigure master bathroom

- Removal of wall dividing window

- Removal of wall dividing bathroom and installation of new partition to form shower

- Installation of bathroom in former bedroom with new timber panel partition for cleaning cupboard

The unauthorised reconfiguration of the ground floor kitchen and ancillary spaces has involved the removal of several internal partitions, primarily dating from the 1923 alterations by Paul Phipps which were designed to create a servant's wing within the farmhouse. The changes involve removal of a service corridor between kitchen and front room this increased the kitchen space, improved the internal dimensions and plan.

To the north side a load bearing masonry wall was removed between the kitchen and pantry requiring a steel beam clad in plaster board to form a down stand. This in conjunction with replacing the pantry window with a glazed door to the kitchen garden further extends the kitchen and removes the service functions from the kitchen.

The applicant justifies these changes by advising they reflect a practical adaptation to modern patterns of domestic life, where separation of service and family areas is no longer necessary or desirable. As such, these alterations address functional obsolescence while retaining the spirit of the building's plan form and hierarchy.

The loss of the 1920's service pantry wall was the most substantial and significant alteration. The benefits against the harm however are very close and it is noted that the ceiling has no mouldings, and the location of the former wall is evident in the beam and nib of wall to the inner wall.

The removal of the central corridor is less harmful and reinstates the plan form and improves internal kitchen dimension.

Both these ground floor alterations have removed evidence of the former use and domestic arrangements of the early 20th century. However, the physical works are not substantial and on balance the alterations may be considered to secure the future domestic use of a heritage asset in support of its long-term conservation.

The insertion of a ceiling hatch within the hallway to facilitate the movement of furniture to the first floor. The reason for the hatch is the limited space available with the existing winder stair. The hatch opening has been framed panel to the ceiling in the hall. To the first floor it is fitted in other floorboard as a hatch with handle for use. The impact of the new hatch is neutral with minor loss of fabric.

Much of the altered interior fabric to the first floor originates from the 1920s phase of reworking, but I consider this to be integral to the storey of the house and of equal significance to the earlier 18th-century core and original plan form of the farmhouse. That said the works undertaken to the first and second floor mostly relate to the removal of minor partitions within bathrooms, and the addition of a new second-floor bathroom and are of neutral impact.

These works have largely retained original door openings and layouts, and in some instances have reversed previous unsympathetic changes, such as the subdivision of a window.

However, as previously noted in the pre application Ref. ENQ/2025/01264 I did have an objection the introduction of a bathroom to the former dressing room to the main bedroom. The applicant has indicated they would remove the existing stud walling and walk-in wardrobe, reinstating the room to original plan form and then inserting a temporary partition. **This partition is indicated in the proposed first floor plan in the same location as the existing. This is harmful and needs to be removed form the proposal. The harm is to the plan from that is centred around the good fireplace surround probably 1920's.**

It was also noted at pre application that the tripartite front windows are modern replacements and poor quality with a plastic vinyl finish and double glazed with stuck on glazing bars and spacers between glazing. There is no evidence of listed building consent for these replacement windows and are more recent than the listing.

The applicant has responded in recognition of this point the application documentation has been expanded to include a window schedule of the south elevation and detailed replacement window proposals & associated sections.

The proposed sliding sash windows details include 14 mm slim double-glazed units and through glazing bars and are acceptable as a conservation benefit is derived from removing the poor-quality windows in accordance with Historic England guidance on Traditional Windows their Care, Repair and Upgrade. **We need to control the removal of the existing inappropriate windows and their replacement with these windows by condition within 6mths.**

Summary: 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 are retrospective and as identified are acceptable except for the issues as previously raised at pre application that have not been resolved the partition to the first-floor bedroom and the replacement windows to the front elevation.

The first floor partition is indicated in the proposed first floor plan in the same location as the existing. This is harmful and needs to be removed from the proposal. The harm is to the plan from that is centred around the good fireplace surround probably 1920's.

A drawing schedule for replacement sash windows to the south elevation has been provided and are acceptable. We need to control the removal of the existing inappropriate windows and their replacement with the windows as proposed by condition within 6mths.