

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04218
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Manor Farm House, 63 High Street, Worton, Devizes, SN10 5RU
DEVELOPMENT DESCRIPTION:	Proposed additional works to 'straighten' the ridge line on the Stables to allow the Stables to be re-roofed, including structural works
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a brick barn and lean-to within the curtilage known as Manor Farmhouse, which is a Grade II listed building, located within the settlement of Worton. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site lies within Worton Conservation Area and is within the setting of several Grade II listed sites including Cambria House and the Old Coach House.

The application site buildings exhibit a single storey brick outbuilding and an open cart shed and retains features of special interest that contribute to its heritage significance and are deemed as curtilage listed to the host building, Manor Farmhouse.

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

Farmhouse, C16 timber-frame encased in C18, rendered front and red brick elsewhere with hipped Bridgwater tile roof and stack to rear of ridge. Two storeys. Three-window front with painted brick plinth, timber moulded eaves cornice and exposed-box 12-pane sashes. A door to left of centre has been removed. Roof is carried down lower to rear, rear door. Chequered-brick rear wing with plain tiles and converted early C19 brick outbuilding beyond. During repair work front timber-framing was exposed, three tiers of angle braces each end. Interior: heavy chamfered beams in room to east of stack, C18 plaster cornice in room to west. Upstairs centre room with mid C18 fielded panelling to overmantel.

PROPOSAL

The submitted proposal following on from a previous consent (PL/2023/02252) for the 'Adaptation of outbuildings to provide ancillary spaces to the main house'. Due to the structural defects caused by the sagging roof structure, concerns were raised that the roofs undulations would prevent the approved re-roofing to be undertaken. Further investigation found that the roof is inadequately constructed, and therefore this application looks to insert a new roof structure to support the existing roof structure to allow for the replacement roof covering works to be undertaken and offer suitable structural integrity to protect the brickwork walls.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/52252/F - Full planning permission Decision - Withdrawn Date: 29/7/2005 – Conversion of outbuildings into ancillary residential accommodation.
K/52253/LBC - Listed building consent Decision - Withdrawn Date: 29/7/2005 – Conversion of outbuilding into ancillary residential accommodation.
K/75/0709 - Full planning permission Decision - Approved Date: 29/1/1976 – Conversion of farmhouse and out-buildings to form main house and linked accommodation for relatives
PL/2023/01994 - Householder planning permission Decision - Approve with Conditions Date: 13/12/2023 – Adaptation of outbuildings to provide ancillary spaces to the main house
PL/2023/02252 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 13/12/2023 – Adaptation of outbuildings to provide ancillary spaces to the main house
PL/2024/09024 - Approval of details reserved by a condition Decision - Approve Date: 4/12/2024 – Partial discharge of condition 4 relating to parts (b) (roof timber joinery) and (e) (details of the rooflight) on planning application PL/2023/01994 (Adaptation of outbuildings to provide ancillary spaces to the main house)
PL/2024/09242 - Approval of details reserved by a condition Decision - Approve Date: 4/12/2024 – Partial discharge of condition 4 relating to parts (b) (roof timber joinery) and (e) (details of the rooflight) on approved Listed Building Consent (PL/2023/02252)

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.

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

National Policy and Guidance

The National Planning Policy Framework (NPPF) August 2026 sets out government policy, including in respect of the historic environment.

Chapter 20 - *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England's *Conservation Principles, Policies and Guidance* (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional guidance on the application of policies set out in the NPPF is 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* (2017)
- Historic England *Advice Note 2 – Making changes to Heritage Assets* (2025)
- Historic England *Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency* (2026)

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

Worton Parish Council have not responded.

No other responses were received.

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.

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 20: *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

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals. In this case, the application was submitted with a Heritage Statement which provides good information about the buildings, a Design & Access Statement and a Structural Engineers Report on the condition of the roof structure and walls of the application buildings.

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 policies HE4-9 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The Structural Engineers Report clearly sets out the cause of the structural movement (roof spread) to the barn and the historic repairs and structural interventions undertaken to the walls

and the roof structure. Some of these repairs are of poor quality and none of the works have resolved the cause of the defects which is due to the poorly constructed roof structure in undersized, poor-quality timbers. The proposed works look to undertake a more comprehensive solution by retaining the historic roof structure but applying an additional roof structure that is capable of supporting the weight of the roof covering. The proposed additional structure connects with the existing, and therefore there is no loss of fabric, whilst creating the structural integrity of the roof structure and prevent further damage to the brick walls.

It should be noted that there is still outstanding part of Condition 4 (pre-commencement condition) to discharge to PL/2023/02252, as PL/2024/09242 was a partial Discharge of Condition for B & E.

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

Comments: It is recommended that prior to the roof covering being removed that a Bat Survey is undertaken to ensure that there is no evidence of bats or protected species using the structure.

CONCLUSION

The NPPF confirms that when considering the potential impact of a development proposal on the significance of a designated heritage asset, substantial 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 will be a matter of considerable importance and weight which requires clear and convincing justification.

In this case, the impact of the proposals on heritage assets will be largely positive as the works will resolve the long-term defect of roof spread caused by the poor construction of the existing roof and will ensure that the building is made structurally sound.

The requirements of current conservation legislation, policy or guidance are considered to be met and the application is recommended for approval.

RECOMMENDATION:

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

- *WA5*
- *Plans & Drawings*
- *WL21 MAKING GOOD*
Within 3 month(s) of the roof covering being reinstated being carried out, all adjoining surfaces which have been disturbed by the works (including brickwork and plaster) shall be made good with materials and finishes to match those of existing undisturbed areas.
- *WL22 RE-USE MATERIALS*
All roof tiles and ridge tiles on the existing building shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.
- *Bats*

Informative – Outstanding Condition for PL/2023/02252