

HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03558 & PL/2026/03815
APPLICATION TYPE:	Householder Planning & Listed Building Consent.
SITE ADDRESS:	22, Stockton, Warminster, BA12 0SQ.
DEVELOPMENT DESCRIPTION:	Taking down and rebuilding of existing chimney.
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks planning permission and listed building consent for the taking down of an aged and unstable chimney and for its effective reconstruction.

SITE DESCRIPTION/CONTEXT

22 Stockton is a detached grade II listed dwelling located in the Small Village of Stockton, near Warminster. The property is situated on the north side of Stockton High Street and is set back from the road. The listed building is a modest single-storey cottage with painted stone elevations beneath a half-hipped thatched roof. A brick chimney stack rises from the rear roof pitch and forms part of the established roofscape of the property.

The site lies within the Stockton Conservation Area and is also within the Cranborne Chase National Landscape. The immediate vicinity has a rural village character, with a loose grouping of traditional dwellings, garden land, narrow lanes and ancillary domestic buildings. The property forms part of a small historic cluster of buildings on and around Stockton High Street.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/19/04951/LBC Proposed erection of single storey rear extension and associated alterations. Approved.
W/04707/FUL Proposed erection of single storey rear extension and associated alterations. Approved.
PL/2024/03367 Accessway and hardstanding. Approved.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High-Quality Design and Place Shaping
- Core Policy 58 Ensuring Conservation of the historic environment.
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF Revised on 17.08.2026)

The Planning Practice Guidance

National Design Guide

Emerging Wiltshire Local Plan:

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

CONSULTATION RESPONSES

Stockton Parish Council: No objections.

Conservation Officer: No objections.

REPRESENTATIONS

No comments were received.

PRINCIPLE OF THE PROPOSAL.

The principle of the proposed scheme is acceptable for the reasons as discussed below.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015).

Design and Impact upon the upon the character and context of the area.

Core Policy 57 - Ensuring High-Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposals can be viewed within the plan snippets taken from the submitted plans:



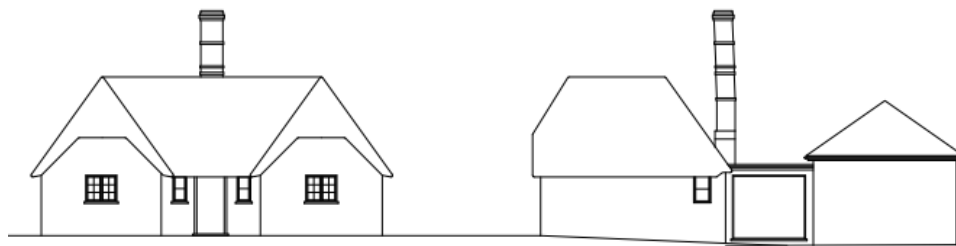
Location Plan



Site Plan



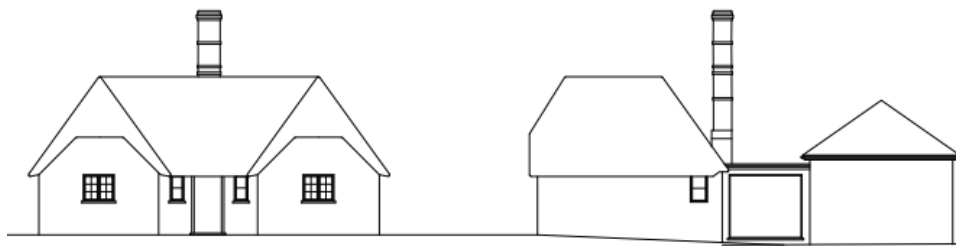
Photograph of chimney



SOUTH ELEVATION 1:100

EAST

Existing Elevations.



SOUTH ELEVATION 1:100

EAST

Proposed Elevations.

The proposal comprises the proposed dismantling of the existing chimney stack, which has been surveyed and found to be leaning precariously towards the main house. Works would involve the careful re-building of the chimney, utilising the original materials wherever possible and replacing any damaged bricks on a like for like basis, with reclaimed bricks. In visual terms the chimney forms part of the established roofscape of the thatched cottage and helps reinforce the building's traditional domestic character. Architecturally, the brick form contrasts with the painted stone walls and thatched roof in a manner typical of vernacular cottages of this type. The chimney also reflects the historic domestic use of the building and its original heating arrangements.

The chimney stack is visibly and dangerously leaning, as shown in the above photograph, and if left unaddressed, there is a risk of further movement, deterioration and eventual collapse, which would be harmful to the listed building, both through the loss of historic fabric and through the loss of a feature which contributes to its special architectural and historic interest.

The proposed rebuilt chimney would replicate that as currently existing and so therefore having regard to the above, the proposal complies with the design principles set out in Core Polies 57 and 58 of the Wiltshire Core Strategy.

Amenity

Point vii of Core Policy 57 - Ensuring high-quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

At the national level, Policy DP3 of the National Planning Policy Framework requires development proposals to respond positively to their context and integrate with and enhance their surroundings. Development should also reflect, where relevant, the principles of liveability, climate resilience, nature, movement, built form, public space and local identity.

The proposed re-building of the chimney would not impact on neighbouring amenity. In terms of visual impact of the stack on the surrounding area, its visual presence would be greatly improved when it has been rebuilt and the angle of lean corrected. The proposal therefore accords with Core Policy 57 in terms of visual amenity.

Heritage Impact – Listed Building & Conservation Area.

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 66 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 and 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and Core Policy 58 of the Core Strategy requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Grade II listed building and also the surrounding designated Conservation Area.

The NPPF at section 20 relates to and deals with 'Conserving and enhancing the historic environment' and more specifically subsection HE4: 'Securing the conservation of heritage assets' relates to the conservation and maintenance of the heritage assets, which in this case is the repair of and continued retention of the existing chimney.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Grade II listing for 22 Stockton is as follows:

STOCKTON HIGH STREET ST 93 NE (north side) 7/117 No 22 11.9.68 GV II Detached cottage. Probably early C19. Painted rubble stone, half-hipped thatched roof with axial brick stack on rear roof pitch. Single-storey, 2-window. Central half-glazed door with flanking single-light casements, short wings projecting either side, each with 2-light casements. Right return has single-light casement. Rear C20 lean-to extension. Interior said to have reused C17 panelled door.

Listing NGR: ST9788038419

The significance of the building lies in its historic past and architectural merits as a building of a simple scale, and of a 19th century cottage. It is arguable that the chimney contributes to the significance of the building from a visual perspective in that it forms a part of the established roofscape of the thatched cottage and helps to reinforce the building's traditional domestic character.

Architecturally, its brick form contrasts with the painted stone walls and thatched roof in a manner typical of vernacular cottages of this type.

The surrounding Stockton Conservation Area derives part of its character from the presence of traditional cottages, vernacular materials, informal spaces and rural village qualities, with No. 22 making a positive contribution to that character. The building's thatched roof, painted stone elevations and brick chimney are all important elements of that contribution, the latter of which are worthy of conserving.

The chimney is visibly and dangerously leaning. If it is left unaddressed, there is a risk of further movement, deterioration and potential collapse which would be harmful to the listed building, both through the loss of historic fabric and damage to the actual listed building itself.

The proposed works are therefore conservation-led, the intention is to carefully take down by hand and to rebuild the existing chimney to secure its long-term retention, it would be rebuilt to its original height and appearance, using salvaged existing bricks - when reasonably practicable. Where existing bricks cannot be reused, reclaimed second-hand bricks would be used to match the existing chimney as closely as possible. A lime-based mortar mix would be used. The original features of the chimney would be retained and maintained in accordance with Policy HE4 of the NPPF and would result in less than substantial harm to the significance and character of the cottage and in line with Policies HE5 and HE6 would make a positive contribution to the significance, character and setting of this Heritage asset.

The Council's Conservation Officer was consulted, and is supportive of the proposals citing the following:

'The existing chimney contributes to the interest of the listed building (as noted in the covering letter/statement). The proposal is to take down and rebuild using, where possible, salvaged material. I have no objection as the proposals would be in accordance with Sections 16 and 66 of the Planning LBCA Act 1990. In terms of conditions, [the] rebuilt chimney to replicate in detail the existing; where 'new' bricks are required, they should match the existing in size, appearance and colour; a lime mortar shall be used'.

Cranborne Chase National Landscape. It is noted that the site is within the Cranborne Chase National Landscape, however, for the above discussed reasons and due to the proposal's small size and being located within an established residential area, it is appraised that there would be no harm inflicted on the open character of the surrounding land designation.

Ecology Impact CP50 requires no net loss of biodiversity on site. The site is not located within any ecology designated zone and so due to the minor nature of the proposed works is considered unlikely to result in harm to any ecology of the area. This application is exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021, because the proposal is in part a householder application and is also de minimis.

CONCLUSION

The proposed development is acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of heritage or ecology. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: Planning Permission and Listed Building Consent be GRANTED subject to conditions.