

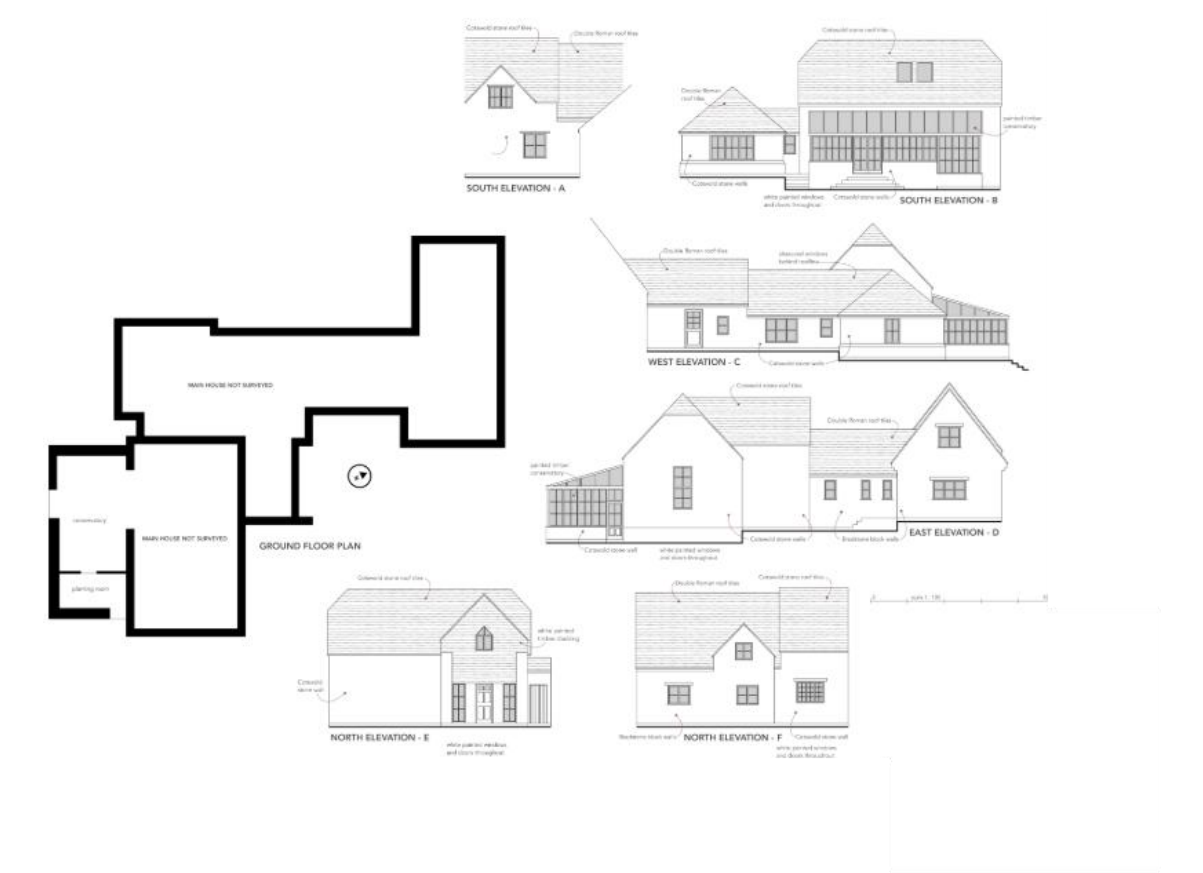
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04246 and PL/2026/04487
APPLICATION TYPE:	Householder Planning Permission and Listed Building Consent
SITE ADDRESS:	The Barn, Grove Road, Sherston, Malmesbury, SN16 0NF
DEVELOPMENT DESCRIPTION:	Replacement of conservatory
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

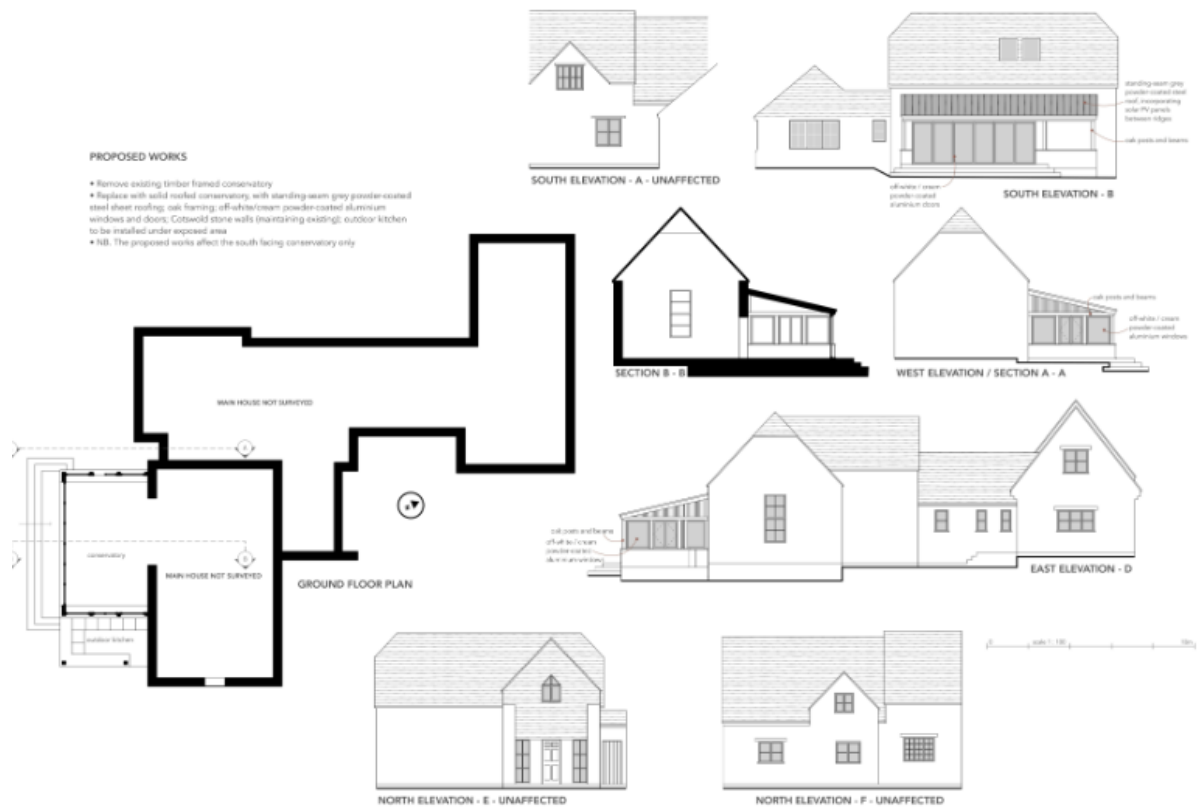
PROPOSAL

The proposal seeks planning permission and Listed Building Consent for the erection of an oak-framed conservatory and associated covered floorspace. The extension features an insulated standing-seam metal roof incorporating integrated solar photovoltaic panels. The development and works will replace an existing timber framed conservatory associated with a dwellinghouse, the low natural stone walls of which will be retained for the new conservatory.

The proposed works are confined to the site of the existing south-facing conservatory and would remain of the same footprint and similar in height to the existing structure. No alterations are proposed to the historic fabric of the building.



Existing Plans and Elevations



Proposed Plans and Elevations



Proposed Sketches and Details

SITE DESCRIPTION/CONTEXT

The Barn, Grove Road, is situated within the walled curtilage of No. 38 High Street, a former bakery. It is a Grade II Listed Building and located in the Sherston Conservation Area. The listing description being as follows:

Barn being converted into house at time of resurvey (June 1986). Dated S/T/C/1763 (on west gable above grain hoist doorway). Coursed rubble with weatherboarding to north midstrey gable, wooden lintels and stone slate roof. Midstrey now serving as front door to house with weatherboarding extended and circular stone piers inserted for door jambs. Casement fenestration being inserted on east and west sides and 2-leaf French windows on the south. Interior. Original butt-purlin, collar and tie-beam roof structure preserved and displayed in upper room.

The Barn dates from 1763 and was converted to a dwelling in the mid-1980s. The building is constructed of coursed rubble stone and features exposed timber lintels beneath a half-hipped stone slate roof. As part of the conversion works undertaken during the 1980s, the building was extended and altered to facilitate its residential use.

The conversion has resulted in the substantial domestication of the former agricultural building, including the insertion of numerous windows, French doors and the addition of a conservatory to the rear elevation.



The site occupies a prominent elevated position above a retaining wall exceeding 3 metres in height, which fronts the junction of High Street and Grove Road at the southern corner of the site.

The application site is also located within the Cotswold National Landscape.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2025/07933	Changes to doors, windows and cladding. Roughcast rendering and painting of modern Bradstone walls	Approved with conditions December 2025
16/01793/PREAPP	Replacement of badly leaking roof on conservatory	Pre-app Response March 2016
N/03/02749/FUL & N/03/02751/LBC	Erection of conservatory	Approved with conditions December 2003
N/03/02190/FUL & N/03/02189/LBC	Erection of conservatory	Refused September 2003

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Sherston Neighbourhood Plan 2006 to 2026 Made - May 2019

No policies which are directly relevant, but objective 2 states that development should:

- Conserves or enhances Sherston's significant heritage assets;
- Respects the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB;
- Is of the highest quality of design – utilising wherever possible traditional styles and proportions;
- Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance, historic interest or local significance.

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 14: Achieving well designed places
- Section 20: Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Sherston Parish Council: No comment.

Council Conservation Officer: No objection – key extract from comments set out below:

The 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 archaeological, architectural, artistic or historic. 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.

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.

In this case the significance of the building lies largely with its historic fabric and vernacular form and former function, which have significant aesthetic and architectural interest, and which contribute to the character of the conservation area. The existing conservatory is a modern (c.2003) addition and has no significance. The design responds to a domestic lean-to glass house, with a rubble stone plinth.

Assessment: The existing conservatory adds little to the vernacular form of the building, appearing more domestic appearance than working with the former agricultural function and appearance. The loss of the conservatory is not considered to cause harm to the significance of the listed building.

The proposed replacement offers a simpler appearance, with no glazing bars, which offers a less domestic appearance to the existing 'Georgian' based glazing bars. The proposed new conservatory would be formed from oak, which works with the more robust details of an agricultural building. The windows and doors off-white/ cream powder coated aluminium, which offer a detail that can be seen within historic farmsteads when the use of Crittall (metal) windows was inserted. The roof is to be formed of a standing seam, powder-coated grey roof, with integrated PV panels, again reflecting on materials and form found on agricultural buildings, and therefore responds to the former function of the building. Whilst the width of the roof remains, the conservatory will be smaller to allow for an outdoor kitchen space to be created. The appearance of the conservatory therefore compliments the former function of the building and appears more sympathetic to the group. No additional openings are proposed within the historic fabric to create new or wider openings.

No details have been on the outdoor kitchen fit out, and care should be undertaken to protect the historic fabric of the main barn.

Summary & conclusion: 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 impact of the proposals on heritage assets will be neutral as the proposed replacement is considered to be more sympathetic to the host dwelling than the existing conservatory. The requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

REPRESENTATIONS

The application was publicised by direct neighbourhood letter and site notice erected at the application site. No representations have been made.

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) and, where applicable, any made Neighbourhood Plans.

Design and appearance

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 proposed replacement conservatory would be constructed with the use of oak, a material that complements the robust character and traditional detailing of the dwelling. The proposed windows and doors would be finished in an off-white/cream powder-coated aluminium, providing a simple palette of materials that is reflective of the character of traditional farmstead buildings.

The roof would comprise a grey powder-coated standing-seam metal finish incorporating integrated solar photovoltaic panels. This form and materiality are characteristic of agricultural buildings and outbuildings, allowing the proposal to respond positively to the building's former function and rural context while incorporating sustainable design measures.

Whilst the width of the roof would remain unchanged, the footprint of the conservatory would be reduced to accommodate a new outdoor kitchen area to the east. The overall arrangement would remain broadly consistent with the existing layout and would not result in a materially greater visual presence.

Overall, the proposed conservatory represents a significant improvement over the existing structure in terms of its design and material palette. Through the use of high-quality, agricultural inspired materials and detailing, the proposal would better reflect the building's historic farmstead origins and would appear as a more sympathetic and well-integrated addition to the dwelling than the existing conservatory. The proposal will improve thermal performance, reduce energy consumption and provide an improved living environment whilst respecting the character of the dwelling.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Heritage

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(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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 NPPF heritage policies (HE4-HE10) recognise heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. Development proposals affecting heritage assets should be accompanied by sufficient information to understand the significance of the asset, including the contribution made by its setting, and the potential effect of the proposal on that significance.

When determining applications affecting designated heritage assets, substantial weight should be given to their conservation, with the weight increasing according to the importance of the asset affected. Any harm to, or loss of, the significance of a designated heritage asset must have a clear and convincing justification.

Where a proposal would affect the significance of a heritage asset, the effect should be identified and assessed, having regard to whether it would result in a positive effect, no effect, harm, substantial harm, or total loss of significance. Harm to heritage assets should be weighed against the public benefits of the proposal in accordance with the relevant heritage policies of the Framework.

The Planning Practice Guidance provides further guidance on the interpretation and application of national heritage policy.

The application site is located within the Sherston Conservation Area and would be added to a Grade II listed building. There is no reason to take issue with the identified significance of the listed building set out in the Conservation officer's comment. Whilst no real reference is made in the comments to the Conservation Area, its significance can be accurately described in its collection of historic buildings and open spaces as a typical Wiltshire village.

In this case, the Conservation Officer identifies that no historic fabric would be affected and that the new development and works constitutes an improvement over the existing structure through its high-quality materials and design, which responds sensitively to the building's agricultural heritage. There is no suggestion that the fitting out of the external kitchen area would require permission or consent from the Council. Overall, there is no reason to reach a different view to that of the Conservation Officer and it is concluded that the development and works would cause no harm to the significance of the building as a heritage asset.

As mentioned above, no substantive reference is made in the Conservation Officer's commentary to the Sherston Conservation Area. However, given the modest scale of the extension and its location within the curtilage of the property away from overt view in the public realm, the proposal would also preserve the character and appearance of the Sherston Conservation Area, causing no harm to it as a heritage asset.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and/or 72 (delete as appropriate) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. In assessing amenity impacts, regard should be had to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposal would not result in any material loss of light or increased overshadowing, as the replacement conservatory would remain broadly comparable in scale and footprint to the existing structure and remain well within the residential curtilage of the application site.

No additional openings are proposed within the historic fabric, and no new windows would be created. The openings within the replacement conservatory would remain similar to those existing, with the principal change being the replacement of the glazed roof for a solid roof. As such, the proposal would not give rise to any new opportunities for overlooking and would not result in an overbearing impact on neighbouring properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

Whilst located within the Cotswold National Landscape, the site is surrounded by substantial built development. The proposed extension is modest in scale, closely reflects the existing conservatory, and remains subordinate to the host dwelling. As such, the proposal's scale, siting and design would preserve the special qualities and scenic character of the Cotswold National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

Biodiversity Net Gain

Householder planning applications are 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.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of heritage assets and the National Landscape

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location and Site Plans received 07 July 2026
- Planning Statement Incorporating Design and Access and Heritage Statement received 07 July 2026
- Proposed Sketches and Details received 07 July 2026
- Proposed Plans and Elevations received 07 July 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) act 1990.

2. The works hereby permitted shall be carried out in accordance with the following approved plans:

- Location and Site Plans received 07 July 2026
- Planning Statement Incorporating Design and Access and Heritage Statement received 07 July 2026
- Proposed Sketches and Details received 07 July 2026
- Proposed Plans and Elevations received 07 July 2026

REASON: For the avoidance of doubt and in the interests of conserving the listed building.