

HERITAGE STATEMENT

In respect of:

PROPOSED TWO-STOREY AND SINGLE-STOREY EXTENSION

At:

ROSEMARY COTTAGE, THE LANE, PORTON, SP4 0LN

On behalf of:

Mr & Mrs Homer

Date:

August 2026



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1.0 Introduction

- 1.1 This heritage statement accompanies an application for a two-storey and single-storey extension to Rosemary Cottage, an unlisted building within the Porton Conservation Area.
- 1.2 The property comprises a detached two-storey dwelling on the south side of The Lane, a narrow throughfare accessed from High Street. The house is set back from the lane with a garden and parking area in front.



Fig.1 Location plan

- 1.3 The report describes the heritage significance of the site and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised August 2026) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The report was commissioned by the applicants, Mr & Mrs Homer, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by Policy HE5 of the NPPF. A site inspection was undertaken 4 August 2026.

- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p23**.
- 1.7 An application for planning permission for a two-storey extension was refused for one reason on 17 July 2026 under application reference PL/2026/01868. The reason for refusal reads:

'The proposed development, by reason of its scale, massing, form, materials and design, would introduce a substantial, visually prominent and incongruous addition to Rosemary Cottage, which the Local Planning Authority considers to be a non-designated heritage asset. The extension, incorporating a tiled roof, excessive rear projection and extensive modern glazing including a Juliet balcony, would undermine the simple linear form, continuous thatched roofscape and restrained vernacular character which define the building's significance, appearing as an alien and competing feature that erodes its legibility and integrity.

Furthermore, the development would result in harm to the setting of nearby Grade II listed buildings, in particular White Cottage and Rosemoor House. The proposal would disrupt the established visual and historic relationship between Rosemary Cottage and White Cottage, eroding their unified thatched roofscape and introducing an incongruous and discordant feature within a sensitive historic grouping, originally comprising three buildings. In addition, the scale, rearward projection and prominent glazing would introduce a visually intrusive and alien form into the rear setting of Rosemoor House, detracting from its rural and historic context. As such, the proposal fails to preserve the special architectural and historic interest of these heritage assets. The proposal would also fail to preserve or enhance the character and appearance of the Porton Conservation Area. The Lane forms part of a unique and cohesive cluster defined by simple forms, traditional materials and linear thatched roofscapes. The proposed extension would appear as an incongruous and visually assertive feature that undermines this established character, both within The Lane and in wider public views from the southern approach into the village.

Overall, it is considered that the proposal would deliver only limited private benefits which do not outweigh the identified harm and fails to conserve the significance of the

non-designated heritage asset. The proposal is therefore contrary to the Development Plan and national policy, and in particular, is contrary to Section 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 & 58 of the Wiltshire Core Strategy, and the provisions of Chapter 16 of the National Planning Policy Framework.'

2.0 Heritage Designations

- 2.1 Rosemary Cottage is an unlisted building located within the Porton Conservation Area, which was designated by the local planning authority on 14 June 1989. The conservation area covers the historic core of Porton village centred on the buildings in High Street and Winterslow Road eastwards to St Nicholas's Church. A paddock to the west of High Street and south of the houses on The Lane is included within the conservation area.
- 2.2 Rosemary Cottage was identified through the most recent planning application as a 'non-designated heritage asset' under the terms of the NPPF on account of its historic and architectural values.
- 2.3 The cottage is situated close to five Grade II listed buildings: Lane End Cottage, a 17th century cottage located along the lane to the north-west (list entry no.1135688); The White Cottage, a late 18th century cottage immediately at right-angles to the north-east (list entry no.1135687); Rosemoor, a house dating from the 18th and 19th centuries to the south-east (list entry no.1313157); Dairy Farmhouse, a mid-18th and early 19th century house to the east, at the junction of High Street (list entry no.1135686); and Wisteria Cottage, an early 18th century cottage on the north side of The Lane, at the junction of High Street ((list entry no.1313158). The buildings form a cohesive group of historic buildings west of High Street.

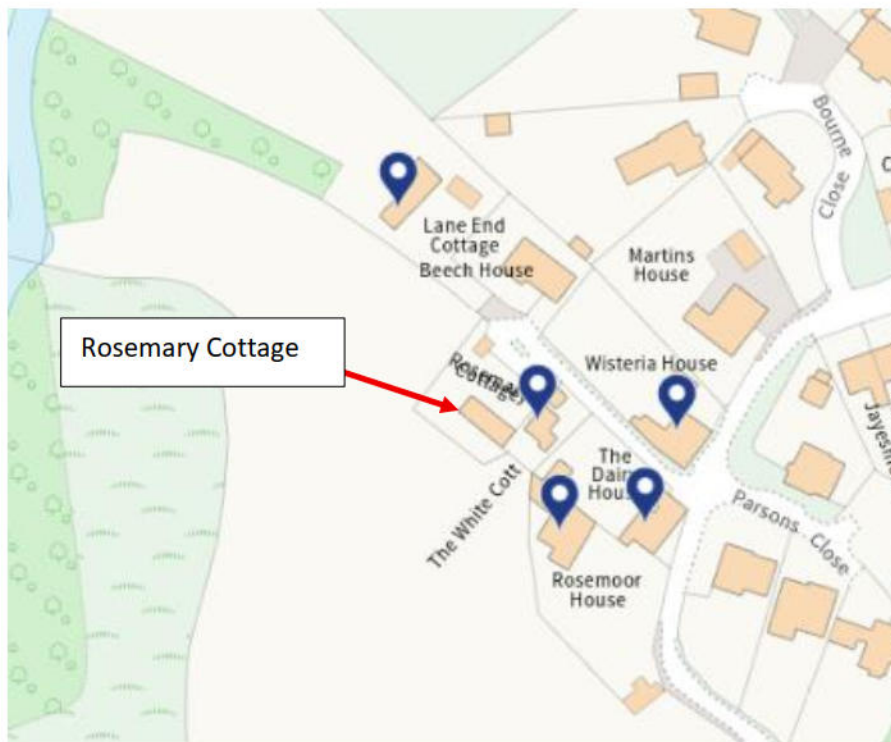


Fig.2 Plan identifying the listed buildings nearby (highlighted by the blue markers)

3.0 Description

- 3.1 Rosemary Cottage comprises a two-storey three-bay detached dwelling constructed in brick (painted white) and having a gabled and thatched roof with deep overhanging eaves. Two brick chimney stacks are located on the ridge. The central front door (on the north façade) has an open brick porch with a gabled and tiled roof. Windows are a mix of timber and UPVC multi-pane two-light casements. To the east side is a lean-to formed in brick and having large windows front and rear and roof covered in tiles. A vertical brick joint can be seen front and rear suggesting the western bay was added (this aligns with one of the chimney stacks).



Fig.3 North front of Rosemary Cottage

- 3.2 The thatch sweeps down at the back of the house to first-floor window cill level. An eyebrow dormer is within the eastern bay. A casement window in the west gable serves the westernmost bedroom.



Fig.4 Back of the house

- 3.3 The White Cottage sits at right-angles to the east of the cottage and projects forward to The Lane. It shares some similar properties to Rosemary Cottage - white-painted walls and thatched roof - although is of smaller scale, and the walls are rendered rather than of brick.



Fig.5 North gable of The White Cottage projecting forward of Rosemary Cottage

- 3.4 To the south-east, Rosemoor is a two-storey late Georgian or Regency villa constructed in brick, painted white, and having a shallow-pitched roof covered in slate. The house has been significantly extended such that the view from the back garden of Rosemary Cottage is predominantly of these later additions, part of which is three-storey with prominent Velux rooflights.



Fig.6 Rosemoor as seen from the back garden to Rosemary Cottage

- 3.5 The back of Rosemary Cottage has view onto the paddock to the south. The house can be partly seen at some distance across the field from the stretch of High Street between Beekeepers Cottage and Oakwood Cottage. The cottage is juxtaposed with the larger Rosemoor and with Dairy Farmhouse, with the group presenting a tight-knit assembly of buildings in a variety of materials, heights and massing.



Fig.7 Back of the buildings on The Lane as seen across the paddock from High Street



Fig.8 Close-up view from the south showing the juxtaposed building forms and variation in roof materials

- 3.6 Inside, the house retains a few original features, including an inglenook fireplace and chamfered and stopped ceiling beams. Generally, it is in a poor state of repair after years of neglect and currently uninhabitable.



Fig.9 Inglenook fireplace within the living room

4.0 History

Background History

- 4.1 Porton is the largest of three villages that make up the parish of Idmiston, Porton and Gomeldon. The name possibly derives from ‘Poor’ or ‘Power’ which may have been the old name for the River Bourne.¹ The village lies on chalk, within which are bands of flint. It is bounded on the north-west by the A338 and on the south-east by the railway track. The River Bourne passes through the centre, with the oldest part of the village located to the south of this.
- 4.2 Porton is a typical chalkland village with arable and meadow land in the river valley and rough grazing and downs rising up from either side. During medieval times, its situation enabled arable and sheep farming to flourish and Porton’s prosperity grew as a consequence.² The earliest cottages in the village were constructed using the local flint. There was some rebuilding of these during the 17th century, with several smaller houses being constructed of timber framing, such as Box Hedge Cottage, Lane End Cottage and Ti Trees Cottage in the High Street.³
- 4.3 Flint and cob were again used as the chief building materials from the early 18th century.⁴ Houses were clustered around the High Street and its junction with the Winterslow Road.
- 4.4 The 19th century marked a period of prosperity for Porton. By the early 19th century arable and sheep farming were the main economy of the village. The railway line was built through the middle of the parish in 1854, and Porton had its own railway station.⁵
- 4.5 Substantial change occurred from the early 20th century onwards with the setting up of a dedicated establishment by the War Department to research ways of protecting British forces from chemical warfare during the First World War, and the development of Porton Camp to the north-east of the village.⁶ Successive additions to the research establishment brought further influxes of new residents in the 1960s, 70s and 80s, and new houses were built to accommodate them to the north-west and south-east of the historic settlement.

¹ URL <http://history.wiltshire.gov.uk/community/getcom.php?id=124> Date accessed 2.11.21

² Ride, D, *The Parish of Idmiston: A Short History* (1983), p7.

³ URL <http://history.wiltshire.gov.uk/community/getcom.php?id=124> Date accessed 2.11.21.

⁴ Ibid.

⁵ Ibid.

⁶ Ride, D, *The Parish of Idmiston: A Short History* (1983), p20.

History of Rosemary Cottage

- 4.6 No records have been found to accurately date Rosemary Cottage; however, a building appears on the Tithe map of c1840 and its current form, materials and method of construction suggest it was built in the late 18th or early 19th century.



Fig.10 Tithe Map of c1840

- 4.7 The original cottage was evidently the central and eastern bays of the current house, possibly a two-celled cottage with a heated hall (east room with the deep fireplace) and unheated parlour.
- 4.8 By the early 20th century, a two-storey side extension was added to the west end of the cottage, and a modest single-storey lean-to was added to the east elevation (see footprint on the 1925 Ordnance Survey map below).

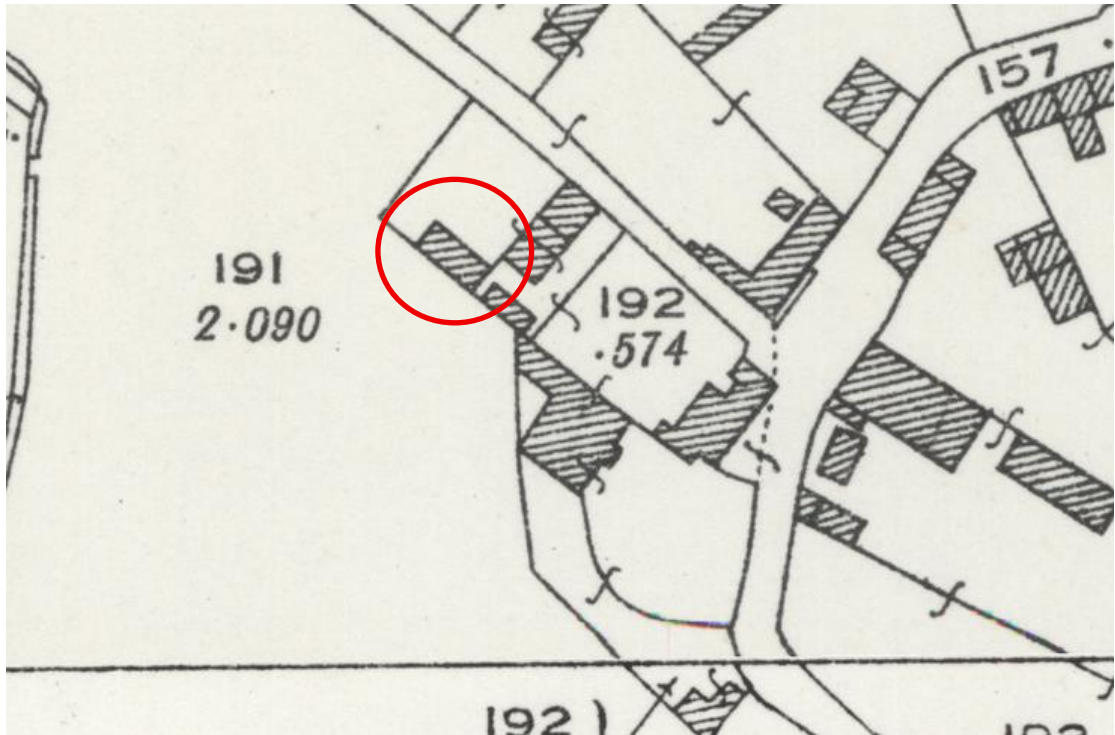


Fig.11 Map of 1925 showing the extended cottage

5.0 Assessment of Significance

Significance of Rosemary Cottage as a Non-Designated Heritage Asset

- 5.1 Rosemary Cottage is a non-designated heritage asset that forms an integral part of a historic group of properties centred on High Street. The property features a simple, linear form that remains legible as a traditional thatched cottage, particularly in views from The Lane.

Contribution of Rosemary Cottage to the Conservation Area

- 5.2 The special interest of the Porton Conservation Area which can be summarised as:
- A historic south Wiltshire village set within the valley of the River Bourne
 - The relationship of the village with the surrounding rural landscape from which it derives its existence
 - The presence of a well-preserved historic street layout in High Street, Winterslow Road and The Lane
 - A good survival of 17th-19th century buildings constructed in traditional materials
 - Built-form in a variety of styles and scales
 - The architecturally important Church of St Nicholas.
- 5.3 Despite past alteration, Rosemary Cottage makes a positive contribution to the character of the conservation area through its authentic vernacular form, historic massing, and traditional materials. The primary architectural and historic contribution of the cottage derives from its street-facing elevation.
- 5.4 The wider setting of the heritage asset is defined by its relationship with the surrounding rural landscape and neighbouring historic structures. Rosemary Cottage is visible in distant views across an open paddock from the stretch of the High Street between Beekeepers Cottage and Oakwood Cottage. Within this context, the building is partly visible and sits juxtaposed alongside the larger Rosemoor and Dairy Farmhouse properties. Together, this cluster presents a tight-knit assembly of historic buildings, creating a streetscape characterised by variety of traditional materials, roof forms and massing.

Settings of Listed Buildings

- 5.5 The listed buildings along The Lane are of significance for their age, aesthetic value and construction in local materials. Together they form a cohesive group of historic village dwellings.
- 5.6 The tight-knit architectural grouping and rural setting contribute to the significance of the listed buildings.

6.0 Proposals

Current Proposals

- 6.1 The current application is for a two-storey extension at the western end of the cottage with a catslide projection to the rear (south) to provide an enlarged kitchen and living space at ground floor and a third bedroom at first floor.



Fig.12 Proposed elevations

- 6.2 The extension would be constructed with walls and plinth in brick, painted white, to match the existing. The front wall of the extension would be recessed from the front wall of the cottage. The extension roof would be set parallel with the thatched roof but would be covered in plain clay tiles. The eaves line and ridge would be set below the existing. The catslide would extend 3.1m to the rear. There would be casement windows in the front of the extension and glazed patio doors to the rear. A dormer would be incorporated at the first floor within the rear roof slope.
- 6.3 Two additional eyebrow dormers are proposed on the rear of the cottage to provide improved natural light to the stairs and first-floor landing and the proposed dressing room. The design and detailing would mirror the existing dormer.

- 6.4 Some minor alterations are proposed to the internal layout in association with the extension. Repairs and restoration are proposed to wall and ceiling finishes, using traditional materials and techniques such as lime plaster.

Key Differences from the Recently Refused Scheme

- 6.5 The key differences from the previous submission are:
- Reduction in the two-storey element
 - Small increase in the width of the extension from 4.3m to 4.6m
 - Extension roof amended to a gabled two-storey element plus rear catslide roof in lieu of the two-storey gable with a two-storey gabled rear return
 - Omission of the extensive area of glazing and Juliette balcony at the rear
 - Traditional gabled dormer to be formed in the proposed catslide roof; patio doors at ground floor level
 - Additional eyebrow dormer on the back of the house (centrally-placed) making two new dormers.

7.0 Policy Context

Primary Legislation

- 7.1 A statutory duty exists under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.2 A statutory duty exists under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

- 7.3 National planning policy relating to the historic environment is provided within section 20 of the NPPF (revised August 2026). Policy HE4 advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Any harm to, or loss of the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification.
- 7.4 Policy HE5 explains that where harm to significance of a heritage asset would result, the degree of harm should be identified within one of four categories: positive effect on significance, no effect, harm (the degree of which should be identified) or total loss of significance. It advises that substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance.
- 7.5 Policy HE6 advises that when considering the impact of a proposed development 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). Any harm or loss to a heritage asset's significance will be a matter of considerable importance and weight and needs to be weighed against any public benefits resulting from the proposals. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

- 7.6 Policy HE6 continues, where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or if all four listed criteria therein apply. Substantial harm or loss of a Grade II listed building should be exceptional while substantial harm to Grade I and II* listed buildings should be wholly exceptional.

Development Plan Policy

- 7.7 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.
- 7.8 In addition, Core Policy 57 seeks to ensure high quality design and place shaping.

Supplementary Planning Documents

- 7.9 At the time of writing there was no published conservation area appraisal or management plan for Porton.

Best Practice Guidance

- 7.10 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the Historic England Advice Note 2: Making Changes to Heritage Assets (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 7.11 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 7.12 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not

dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

8.0 Heritage Impact Assessment

Impact on the Non-Designated Heritage Asset

- 8.1 The proposed development would represent a modest extension to the later addition at the western end of the building. It would be subservient to the house due to its modest length, recess from the front elevation and steeped effect of the ridge and eaves.
- 8.2 The two-storey element would respect the linear form of the building and the hierarchy between old and new by its lower scale and modest appearance.
- 8.3 The alternative roof material, namely plain clay tile, would enable the historic thatched element to remain legible while maintaining the use of traditional materials. The walls would be of matching painted brick and therefore harmonise with the existing.
- 8.4 The catslide roof would reflect a vernacular detail and echo the lean-to at the eastern end of the house. Note, the elevation gives the impression that the catslide extension would wrap around the rear corner of the building but in fact would be in line with it (the appearance is deceptive due to the overhang of the thatch). The proposed dormer would sit comfortably within the roof and be of traditional design and detail.
- 8.5 The fenestration would be of cottage proportions. The additional two eyebrow dormers would reproduce the existing dormer across the back of the house, aligning with the ground floor windows and respecting the established three-bay rhythm. The dormers would provide improved natural light for the stairs and the western room on the first-floor, reducing the reliance on artificial lighting and therefore reducing energy consumption from artificial lighting.
- 8.6 The quality of the development would be sympathetic with the existing building and would therefore satisfy the local plan policy on the design of new development.
- 8.7 Public benefits would accrue in facilitating much-needed repair and restoration works, helping to secure the long-term reuse of the heritage asset.

Impact on the Porton Conservation Area

- 8.8 The proposed extension would appear subordinate and recessive within the street scene. The two-storey extension dropping down at the rear to a catslide roof would

have a low impact on the historic grouping within the conservation area. It would form part of the varied roofscape of the houses on the south side of The Lane.

- 8.9 Due to its angled positioning, physical separation, stepping down and away, and the sympathetic scale, massing, and materials, the extension will not visually dominate southern views. Consequently, it would not intrude upon the historic building group seen across the open paddock when entering the conservation area from the south.
- 8.10 The proposals would continue to respect the characteristic juxtaposition between large and small buildings that exists within the conservation area and would preserve the special interest of the conservation area in accordance with the local plan policy for development affecting heritage assets.

Impact on the Setting of the Listed Buildings

- 8.11 The proposed extension would be located at the western end of the cottage and not closely related to the nearby listed buildings. Due to its modesty of scale and sympathetic form, massing and materials, the extension would not dominate the historic grouping.
- 8.12 The proposals would not intrude upon the views of or rural backdrop of the listed buildings. The setting and in turn the significance of the listed buildings would be preserved.

9.0 Conclusion

- 9.1 The proposals have been informed by an understanding of the significance of Rosemary Cottage, the character and appearance of the Porton Conservation Area and the settings of the nearby listed buildings.
- 9.2 Rosemary Cottage is an unlisted building, identified as a non-designated heritage asset, which derives its significance principally from its vernacular architecture, simple linear form, traditional materials and contribution to the historic grouping of buildings on The Lane.
- 9.3 The revised scheme responds directly to the reason for refusal of the previous application. The two-storey element has been reduced in scale and designed to sit subserviently to the historic cottage, with a simple and traditional roof form that enables the thatched roof of the older building to remain legible.
- 9.4 The rear catslide, traditionally detailed dormer and additional eyebrow dormers would be modest and sympathetic additions. The fenestration would be domestic in scale and proportion, and the omission of the extensive rear glazing and Juliette balcony from the earlier scheme would reduce visual prominence and avoid an overly contemporary appearance.
- 9.5 The extension would preserve the ability to appreciate Rosemary Cottage as part of the historic group on The Lane and would not dominate views within the conservation area or across the paddock from the south. The setting and significance of the nearby listed buildings, including The White Cottage and Rosemoor, would therefore be preserved.
- 9.6 The proposals would conserve the significance of the non-designated heritage asset, preserve the character and appearance of the Porton Conservation Area and preserve the settings of the nearby listed buildings. The scheme would also facilitate the repair, restoration and continued viable use of Rosemary Cottage.
- 9.7 Accordingly, the proposals satisfy the statutory duties set out in sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant policies of the Wiltshire Core Strategy and the heritage provisions of the National Planning Policy Framework.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

Historic Environment Advice Note 2: Making Changes to Heritage Assets, Historic England, February 2016.

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Statements of Heritage Significance: Historic England Advice Note 12, Historic England, October 2019.

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Date accessed: 21 August 2026.

Historic Mapping

Tithe map c1840.

Ordnance Survey map of 1925.