

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03899
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	Dean Farm, Wick Road, Oaksey, Malmesbury, SN16 9SB
DESCRIPTION:	Internal and external alterations to Dean Farmhouse with erection of greenhouse, boundary walls and associated works, and extension and external alterations to The Piggery (Retrospective)
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

A revised plan was received on 17 August 2026 to omit part of the internal alterations. The description of the application was amended on 26 August 2026 following discussion with the applicant to ensure it was precise and accurate. Such matters were minor in context, and it was not necessary to re-publicise the application.

The application seeks Listed Building Consent for internal and external alterations to Dean Farmhouse with the erection of a greenhouse, boundary walls and associated garden works within its curtilage, and for an extension and external alterations to the separate dwellinghouse, a converted curtilage listed agricultural building known as The Piggery. With the exception of proposed window alterations to front elevation of Dean Farmhouse, the works have already been carried out and, therefore, LBC is sought to regularise the unauthorised works.

The internal alterations to Dean Farmhouse include reconfiguring the ground-floor kitchen layout, removing partitions and a section of load-bearing wall, installing underfloor heating, inserting a ground-floor ceiling hatch, altering first- and second-floor partitions, and installing bathrooms.

The external alterations to Dean Farmhouse relate to inserting French doors into a window opening in the rear elevation, associated with the internal kitchen alterations, and replacing sash windows on the front elevation.

The greenhouse is sited at the end of the rear garden, partly attached to an existing garage. It has white-painted timber-framed glazing with a brick plinth wall. It measures approx. 7.3m wide, 4.1m deep, 3.35m max height. Boundary walls and associated works proposed to reinforce the enclosure around the rear gardens.

The Piggery extensions and alterations comprise the addition of a flat-roofed, timber-framed glazed extension across its front elevation, the addition of fenestration to the side elevation, the addition of a 'hayloft' window to the rear-facing gable end, a change in the style of the door to the front elevation, and the addition of timber cladding. The extension measures approx. 11.75m wide, 2.7m deep, and 2.7m high.

SITE DESCRIPTION

The application site is Dean Farm, comprising the Grade II listed dwellinghouse known as Dean Farmhouse [NHLE: 1284737] and its associated land and outbuildings including a converted farm building now dwellinghouse known as The Piggery.

Dean Farmhouse is dated 1773 with significant alterations in 1923 by Paul Phipps. It is built to two storeys with attic level, it has squared and coursed rubblestone walls with flush rusticated dressed stone quoins, gambrel stone slate roofs, sash windows and hipped dormers to attic, pedimented timber doorcase. Its interior was remodelled in the 1920s. To northwest side is a small courtyard formed by a building and walls. To rear is a garden with associated landscaping, outbuildings and boundaries.

The Piggery is probably late 19th century¹, and considered 'curtilage listed'. It is a single-storey building constructed from a mix of rubblestone and concrete block, timber cladding, and a gabled interlocking tile roof. It was substantially rebuilt as part of its conversion to a dwellinghouse following 2016.

The setting of the site is characterised by the traditional layout and architecture of its buildings, together with the mature landscaping and open rural surroundings. The site lies within the open countryside of Oaksey Parish. Relevant constraints include the listed building, an area of nearby priority habitat, and the Scheduled Monument known as Norwood Castle, a motte-and-bailey castle located approximately 100 metres north of Dean Farm (NHLE: 1012048).

PLANNING HISTORY

PL/2026/03499, Internal and external alterations to Dean Farmhouse with erection of greenhouse, boundary walls and associated works, and extension and external alterations to The Piggery (Retrospective) Pending Decision

ENQ/2025/01264 - Internal redecoration & renovation to the principal farmhouse, and modest extension to the outbuilding known as The Piggery (works have already taken place) (PREAPPLICATION ENQUIRY)

16/05557/FUL - Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) (APPROVED WITH CONDITIONS 03/08/2016).

16/06307/LBC - Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) (APPROVED WITH CONDITIONS 03/08/2016).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

¹ Appears on the 1:2500 OS 2nd edn. pub.1900.

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Oaksey Neighbourhood Plan – Made May 2024 (ONP):

- Policy 4: Design of New Development and Local Distinctiveness
- Policy 11: Heritage Assets

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D - Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)
- Traditional Windows: their care, repair and upgrading

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Parish/Town Council – Comment,

Comments advise support for the view of the Conservation Officer and suggest that anyone intending to carry out building works seeks permission beforehand (09/07/2026).

WC Conservation – Comments

Initial comments advised that, whilst the majority of the retrospective works are considered acceptable and no overriding objection is raised to the proposal as a whole, concerns remain in relation to the retention of the items identified in the pre-application advice, which are still not resolved: the first-floor partition wall and the existing front elevation windows. The partition is shown as retained on the submitted plans and is considered harmful to the significance of the listed building as it erodes the historic plan form of the room centred around the original fireplace surround. The proposed sash replacement windows to the south/front elevation are considered acceptable; however, the existing inappropriate windows should be removed and replaced with the approved windows, secured by condition and implemented within six months of any permission being granted. (12/08/2026).

Following receipt of revised plans, the first-floor bathroom partition was omitted. An email from WC Conservation dated 21 August 2026 confirmed all matters were addressed, subject to condition. (21/08/2026).

Historic England – No Comment,

Comments advise that they are not offering advice, that this should not be interpreted as a comment on the merits of the application, and that advice should be sought from internal specialists (19/08/2026).

National Amenity Societies – No responses received by close of the consultation period or at the time of the case officer's recommendation.

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; 30 June 2026
- An advertisement placed in the local press. Wiltshire Gazette & Herald on 2 July 2026

These methods were used to inform interested parties and to allow a statutory consultation period of 21 days for representations to be submitted.

No representations were received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the "PLBCA") requires applications for listed building consent for any works of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, 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.

Dean Farmhouse [NHLE: 1284737] is a Grade II listed building and the applicant has, therefore, provided a proportionate assessment of the significance of the heritage asset and the impact of the works upon that significance. The applicant's assessment was prepared by relevant qualified professional and describes the listed building's significant evidential, historical and aesthetic value². This broadly aligns with WC Conservation assessment, albeit they primarily use the NPPF value typology.

² As described in English Heritage (2008) Conservation Principles, Policies and Guidance.

The significance and special interest of the listed building primarily derives from its architectural and historic interest as a 18th century farmhouse (datestone 1773) remodelled in 1923 by architect Paul Phipps, a well-executed example of regional vernacular architecture with polite classical influences.

The setting of the listed building is provided by its historically associated functional landscape, including its walled gardens, agricultural outbuildings, like the converted outbuilding known as The Piggery, and its parkland-esque surroundings, which provide an attractive and locally distinctive setting that contributes positively to its significance.

The evidence suggests the interior of Dean Farmhouse has undergone several phases of remodelling, including in the late 18th century, post-1842 and more significantly in the early 20th century. WC Conservation notes the 1923 interventions by architect Paul Phipps “*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*”. This palimpsest documents changing domestic expectations and agricultural practices, contributing positively to significance.

At ground floor, alterations have primarily reconfigured the ground floor kitchen layout, removing partitions and a section of load-bearing wall, installing underfloor heating, and inserting French doors into a window opening. The fabric affected is understood to form part of the 1920s phase which, disagreeing with the applicant, WC Conservation considers to be of equivalent significance to earlier phases.

These ground-floor works erode the legibility of the 1920’s phase and the contemporary social attitudes it illustrates. WCCO advises that the most substantial alteration was to remove a load-bearing service pantry wall, but that the opening is appropriately detailed to maintain evidence of the division between spaces.

The applicant’s justification for these alterations is that they “*address functional obsolescence while retaining the spirit of the building’s plan form and hierarchy*”. WC Conservation advises the works have improved the kitchen layout and can be considered to “*secure the future domestic use of a heritage asset in support of its long-term conservation*”. The alterations therefore secure a conservation gain, but this is not secured without the identified harm to significance. This is returned to later in the assessment.

In the ground-floor hallway ceiling, a hatch has been inserted to provide first-floor access for furniture due to the constraints of the staircase. The applicant’s assessment considered the impact on significance to be medium. WC Conservation advises that the works are appropriately detailed and discrete and, although having resulted in a minor loss of fabric, its effect on significance has been neutral. There is no reason to disagree with the WC Conservation conclusion; the alterations have not harmed significance.

On the first and second floors, the alterations are understood to affect fabric from the 1920s phase of the building and include removal of partitions and addition of a second-floor

bathroom. WC Conservation advises that the *“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”*. The applicant assesses the impacts as low and/or medium, and the WCCO finds a neutral impact on significance. The alterations have not harmed significance.

The external alterations to the rear elevation of Dean Farmhouse inserted a French door to a window opening, associated with the internal kitchen alterations. The applicant assesses the impact of the works as medium; the WC Conservation offers no particular comment. In any case, the alteration is appropriately detailed, does not detract from the rear elevation design and provides a suitable connection between interior and exterior spaces; it has a neutral impact on significance.

The front elevation presently bears unauthorised vinyl double-glazed sash windows which, although of a similar pattern, were inappropriate and inferior fenestration details for a traditional dwellinghouse such as this and harm its special interest. The applicant seeks to replace these with timber sash windows incorporating slim-line double glazing. WC Conservation is satisfied with the submitted joinery details, advising they accord with Historic England guidance³ and are acceptable.

WCCO advises it will be necessary to secure by condition the replacement of the front windows within a reasonable timeframe, in the interest of preserving the character of the building as a building of special architectural and historic interest. A condition has been so recommended.

Within the immediately associated surroundings of Dean Farmhouse, including its rear garden, works have erected stone boundary walls with gates and a greenhouse, with associated landscaping works. WC Conservation advises the greenhouse *“echoes the heritage context without appearing intrusive and has a neutral impact on the setting of the listed building and its existing outbuildings”*. They do not comment on the boundary walls and associated work, but these are similarly appropriately designed to respond positively to the local distinctiveness of the setting.

Turning to the extension and alterations to The Piggery, WC Conservation advised that *“[t]he works to extend and alter ... 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”*. The applicant’s assessment is that the works are *“reversible... using materials and detailing that reflect the rural setting”*.

The extension to The Piggery interacts neatly within the existing building’s form and envelope, as a contemporary light-weight addition, and the external alterations maintain its agricultural character. This aligns with the conclusions of WC Conservation and the applicant’s assessment; the works have not harmed the listed building’s significance.

³ Historic England (2017) Traditional Windows: their care, repair and upgrading

Other matters

WC Conservation raised concerns in respect of proposals to replace an unauthorised partition erected as part of works to install a bathroom to the former dressing room to the main bedroom at first floor. This was found to harm significance by subdividing the plan form in a way which spatially severed the 1920s fireplace as the room's centrepiece. These works were omitted from revised plans received 17 August 2026. As such, they do not form part of the works for which consent is sought.

HERITAGE BALANCE AND CONCLUSION

The works would harm the significance of the listed building and its character as a building of special architectural and historic interest. The works do not, therefore, preserve the building and the effect of S16(2) of the PLBCA is to set a strong presumption against granting consent. However, in exercise of this duty to have special regard, consent may be granted where the harm is clearly and convincingly justified and outweighed by public benefits that the works necessarily secure. This approach is mirrored by the National Decision-Making Policies of the NPPF (HE4-10) to which regard has been had.

The harm relates to the works to reconfigure the kitchen layout, eroding the legibility of the 1920s phase of remodelling. The effects are localised and the design and execution of the works have minimised the harm. Therefore, for the purposes of HE5(2)(c), the degree of harm is very low. Notwithstanding its very low level, a finding of harm is a matter of considerable importance and weight as advised by HE6(3).

There is no reason to disagree with WC Conservation that the harm is clearly and convincingly justified in accordance with HE4(2) as they address functional obsolescence while retaining the spirit of the building's plan form and hierarchy and thereby help to secure the future domestic use of a heritage asset in support of its long-term conservation. They therefore secure a small but positive conservation gain, a public benefit, which HE6(4) advises should be weighed against the harm identified. In this case, they are considered sufficient to outweigh the very low harm.

Having had special regard to the desirability of preserving the building, and its setting, and the features of special architectural and historic interest that it possesses in exercise of the duty under S16(2) of the Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is concluded that the works have an acceptable effect on the character of the building as a building of special architectural and historic interest.

Although a finding of harm would create conflict with Core Policy 57 (i and iv) and 58 of the Wiltshire Core Strategy (WCS), development plan policies are not determinative in this case. For the above reasons, the requirements of the statutory duty have been fulfilled and the proposal should therefore be supported subject to relevant conditions.

In so far as conditions are concerned, the works have already been commenced/carried out. Therefore, it is only necessary to impose a condition to define the terms of the consent in relation to approved plans/drawings. It is also necessary, as advised by WCCO, to ensure by

condition the implementation of proposed works to replace the front elevation windows. Such conditions are so recommended.

RECOMMENDATION

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

Conditions:

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

Proposed Block Plans. 127-L-003. Received 3 June 2026.
Proposed Ground Floor Plan. 127-L-010. Received 3 June 2026.
Proposed Second Floor Plan. 127-L-012. Received 3 June 2026.
Existing and Proposed Piggery Floor Plan. 127-L-013. Received 3 June 2026.
Location Plan. 127-L-001. Received 18 June 2026.
Proposed Greenhouse. 127-L-010A. Received 18 June 2026.
Proposed Window Details W1 / W2. 127-L-011A. Received 18 June 2026.
Proposed Window Details W3 / W4. 127-L-011A. Received 18 June 2026.
Proposed Elevations SW / SE. 127-L-030. Received 18 June 2026.
Proposed Elevations NE / NW. 127-L-031A. Received 18 June 2026.
Proposed Piggery Elevations. 127-L-033. Received 18 June 2026.
Proposed Window Details W5. 127-L-011. Received 19 June 2026. Proposed
First floor Plan. 127-L-011A. Received 17 August 2026.

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

2. The works to replace the front elevation windows hereby permitted, numbered W1, W2, W3, W4 and W5 in the approved plans, shall be completed in accordance with the approved plans within 6 months.

REASON: The existing windows are unlawful replacements that harm the character of the building as a building of special architectural and historic interest. The Local Planning Authority therefore considers it necessary to ensure the existing windows are replaced with windows of a satisfactory design and quality within a reasonable timeframe, in exercise of its duty under S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building, and its setting, and the features of special architectural or historic interest that it possesses.