



**Historic Building
Advisory Service**

Heritage Asset Area Impact Assessment

Proposed Stone Boundary Walls Becketts, High Street, Hindon



September 2026

Reference: 261052

**PROPOSED STONE BOUNDARY WALLS
AT
BECKETTS
HIGH STREET
HINDON
WILTSHIRE**

Heritage Asset Area Impact Assessment

Prepared on behalf of

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By

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PROPOSED STONE BOUNDARY WALLS AT BECKETTS HIGH STREET HINDON WILTSHIRE

Heritage Asset Area Impact Assessment

Summary

The Historic Building Advisory Service was commissioned by Mr D. Troup to undertake a heritage asset impact assessment to consider what effect the replacement of a section of existing hedgerow to a stone garden wall alongside the south boundary line may have on the Hindon conservation area and the neighbouring listed buildings at and around Becketts, High Street, Hindon, Wiltshire. In addition, a small shrub will be removed at the vehicle entrance of the site, and a short stone wall with pier will be erected in the same position. Other parts of the site, garden or the house will not be altered by this proposal.

This proposal could be carried out as a permitted development, if the first half of the driveway was not within the conservation area. Previously the applicant made a pre-application advice request where no objections were raised by the local planning authority. Reference number: ENQ/2025/01803.

The assessment was undertaken by means of a visual appraisal and analysis of the site and area surrounding it to the extent that the proposed development is likely to be visible from public viewpoints. This includes both location and relative proximity of the conservation area and the setting and location of the two neighbouring listed properties, such as Inverie and Wardour Cottage. This will be to help understand the wider aspects of potential visual intrusion and the effect on the character and significance of the historical asset in the immediate vicinity.

A survey of readily accessible documentary and other sources was undertaken to understand the general development of the location. This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

The site inspection was carried out on 17th June 2026.

PROPOSED STONE BOUNDARY WALLS AT BECKETTS HIGH STREET HINDON WILTSHIRE

Heritage Asset Area Impact Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Mr D. Troup to undertake a heritage asset impact assessment to consider what effect the replacement of a section of existing hedgerow to a stone wall alongside the southern boundary line may have on the Hindon conservation area and neighbouring listed buildings at Becketts, High Street, Hindon, Wiltshire. In addition, a small shrub also will be removed at the vehicle entrance to the site, and a short stone wall with pier and sign will be erected in the same position. The client wish to replace these vegetations with solid walls to make it easier maintaining the outskirt of the property in the future. Other parts of the site or the house will not be altered by this proposal.
- 1.1.2 The examination of the site was undertaken within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the impact on the nature and character of the conservation area of Hindon that a proposed stone boundary wall and a further short section of stone wall with signage pier at the entrance may have. The survey was undertaken by means of a visual assessment and analysis of the area surrounding the site, including the setting and location of Hindon Conservation Area, to understand its historical development.
- 1.1.3 A survey of readily accessible documentary sources was undertaken to understand the general development of the location. Other sources of information were also researched and information gleaned from present and past owners of the site.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the setting of this proposed development site at the time of the inspection and how it may impact on the Hindon conservation area and on the neighbouring listed buildings. This was undertaken by a visual examination of the location of the site together with the surrounding landscape, its topography and past development.
- 1.2.2 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: Driveway and entrance
- Location: Becketts
High Street
Hindon
Wiltshire
SP3 6DJ
- Client: Mr D. Troup
- Current Use: Dwelling
- Reason For Inspection: Heritage asset area impact assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 17th June 2026
- Listed Building? No
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes, Hindon
- National Landscape / Park? Cranborne Chase Natural Landscape

2 GENERAL

2.1 Site Location



Fig 2.1.: Location plan, showing the Hindon conservation area with green (NTS)

- 2.1.1 Becketts is located in the northwest end of the village of Hindon, which is approximately 20 miles to the west from Salisbury. The property is positioned on the south side of the High Street, which street runs through the whole village on a southeast-northwest axis, with a fairly constant rise in the same direction, as the western half of the village sits in a higher position than the rest.
- 2.1.2 The most remarkable assets of Hindon are the High Street with its wide pavements and rhythmically planted trees on either side, and the pleasant front elevations of the buildings alongside, where majority are listed. This street and the adjacent properties constitute the core of the Hindon Conservation area, which includes a small portion of the lands of Becketts, the first half of the driveway, at the east side of the site to be exact.

- 2.1.3 Almost opposite the site entrance there is Saint John Church within its grounds, surrounded by an approximately 1.6 m tall coursed stone boundary wall.

2.2 Overall Site Description

- 2.2.1 The site is a large rectangle with a smaller protrusion at its west corner and with a long “tail” portion at the east edge, which is the long driveway, providing access both to vehicles and pedestrians. As mentioned before, only this latter part sits within the conservation area.
- 2.2.2 There is a rise in the ground, with the lowest point being at the entrance, on the east edge, and the highest being at the west corner of the plot, where the house has been positioned.
- 2.2.3 Becketts is a single storey bungalow style late 20th century (1970s) construction and built close to the western boundary line. The house is tucked behind a row of historic cottages and terraces, which is to the east and north sides, and so it is completely hidden from public viewpoints. This application will not alter the house in any way, therefore this report will not deal with the dwelling in further details.
- 2.2.4 There is a tall, approximately 3.0 m high dense and thick hedgerow curving along the north side of the access drive on the boundary line between Becketts and Willow Cottage, then continues alongside the end of the back gardens of the other neighbouring terraces on the east side, running all the way up to the northern corner of the site. This hedgerow or the ones alongside the north and west boundary lines, will not be altered by the proposal.
- 2.2.5 The site entrance and the first half of the access drive are the only areas of the property which can be seen by the public, and only when standing directly in front of them, on the High Street.
- 2.2.6 At the entrance there is no fence or gate, only a small, approximately 1.6 m tall shrub on the south side of the driveway slightly set back from the pavement. There is also a simple timber sign post, showing the address, which, as we understand from the owner, is often knocked over by vehicles.

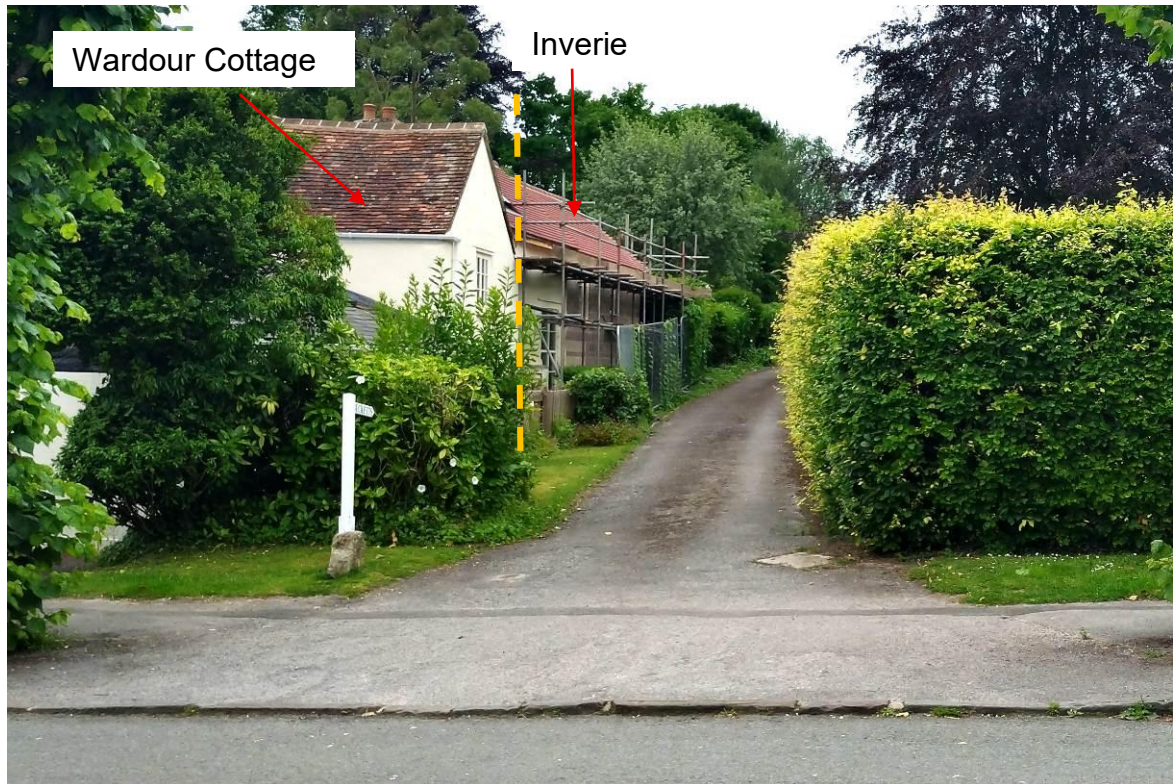


Fig 2.2.6: The site entrance and driveway of Becketts

- 2.2.7 The driveway is an approximately 3.0 m wide tarmac lane with a slight and constant rise from the entrance all the way up to the house with a sharp turn towards the west after the first approximately 45.0 m along from the High Street end. At the edge of this turning point a single storey modern built garage stands which belongs to Willow Cottage that has right of access to it.
- 2.2.8 The south boundary line runs on a southwest - northeast axis with a very slight break in angle around middle position. There are two neighbouring properties on this side, Wardour Cottage and Inverie, a pair of semidetached non-symmetrical dwellings. These houses are both Grade II listed buildings, where the western one, Inverie, recently gained permission for extensions and other alterations. These works are currently in pending status, reference numbers are: PL/2025/02482 and PL/2025/02203.
- 2.2.9 To the north side of the neighbouring Wardour Cottage, after a narrow access gap, there is an approximately 1.0 m tall timber picket fence. Then, starting from the grounds of Inverie there is a short box hedgerow, where some section of it has been removed during the recent building works. According to the approved planning documents of Inverie this gap will be re-planted with new hedges.
- 2.2.10 The ground floor and recently added external terrace of Inverie sits in a lower level than the driveway, hence the neighbour built a brick faced concrete block retaining

wall to support the grounds in this position, before a flight of steps will connect the remained higher positioned and slightly sloping garden area.

- 2.2.11 Running from the western corner of Inverie currently there is a thick, mixed hedgerow of varying heights (from approximately 1.6 - 2.5 m) that runs all way along the south boundary line.



Fig 2.2.11: The existing hedgerow to be removed on the south boundary line

3 PROPOSED WORKS

3.1 Proposed South Boundary Wall

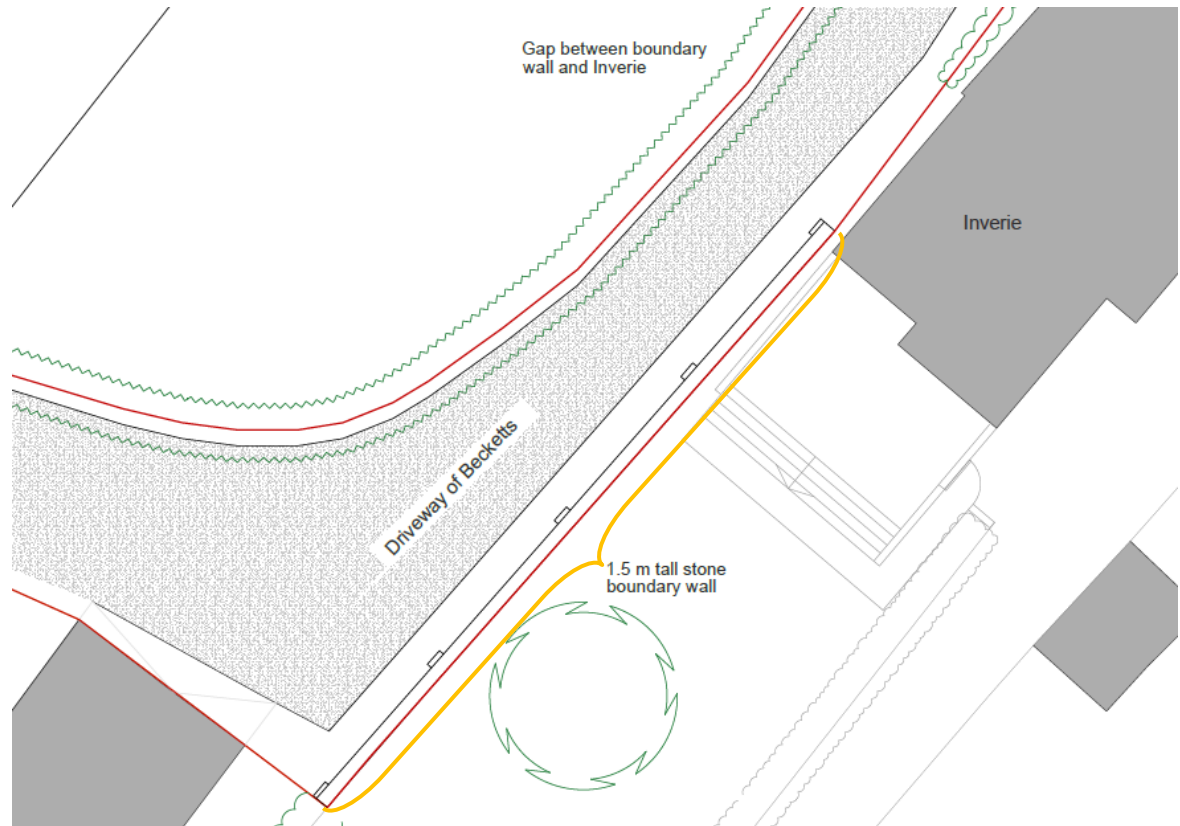


Fig 3.1: Proposed south boundary wall

- 3.1.1 This application means two small alterations to the site, one at the entrance area, and the other one alongside the south boundary line. The client wishes to replace some hedges and other plants with solid stone walls to make easier the maintenance of the property. The house itself is not subject of this application and majority of the garden area also stays unaltered. These jobs could be carried out as permitted developments if the vegetations in question were not sitting within the Hindon conservation area.
- 3.1.2 The larger scaled work is to remove an approximately 21 m long section of the current hedgerow on the south boundary line, starting from the corner of Inverie, and erect a 400 mm thick and 1.5 m tall traditional appearance stone boundary wall on its footprint, where the outer face will align with the boundary line.
- 3.1.3 The proposed wall will be constructed on an adequately deep foundation then built up of Chilmark coursed stone finished with a chamfered top to resemble the boundary wall around the nearby church. To make it structurally secure with this

length, support pillars will be formed at every 5.0 m. The new wall will not abut or touch the wall of Inverie, but leave a small, approximately 300 mm wide gap between the two to avoid interaction with the listed neighbour.

3.2 Proposed Wall at Entrance

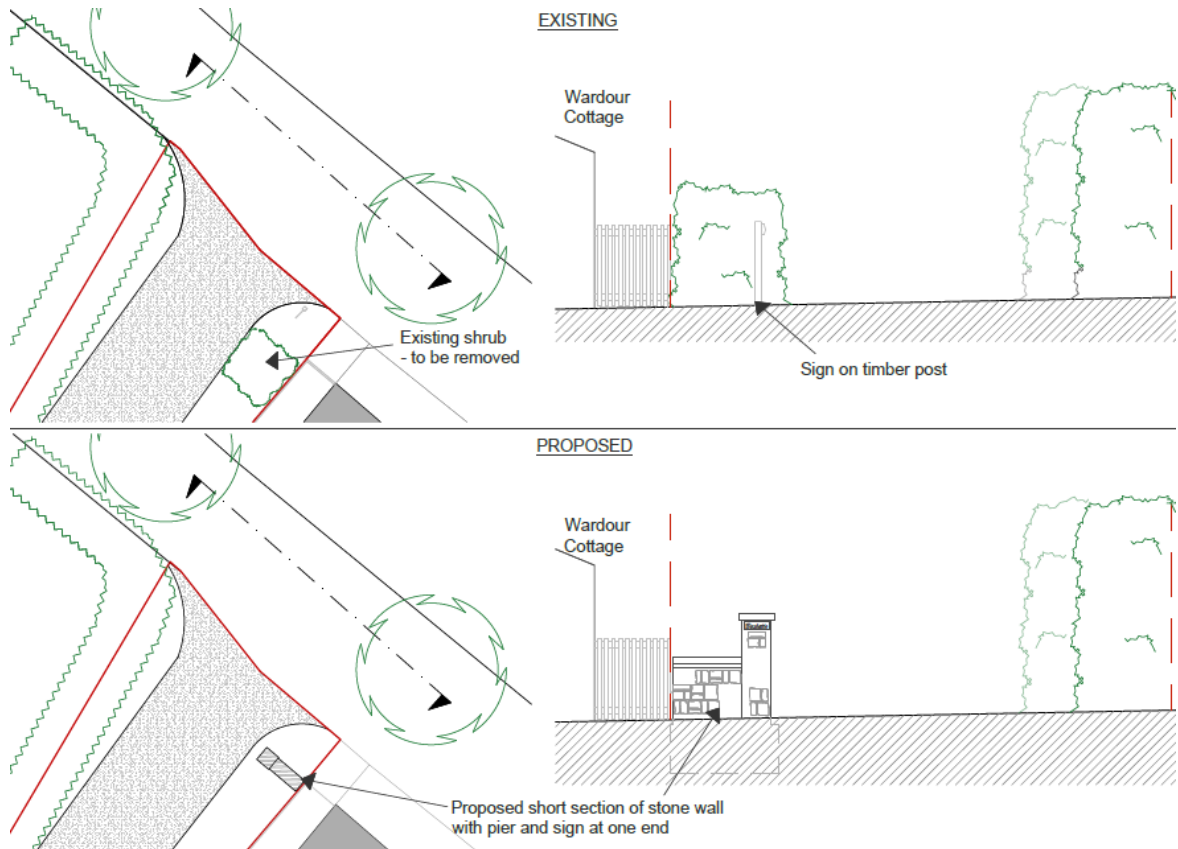


Fig 3.2: Existing and proposed site entrance

- 3.2.1 The other, smaller job will take place at the entrance area, set back approximately 2.0 m from the inner edge of the pavement. Currently there is an unremarkable shrub, which is around 1.8 m long, 1.6 m wide and 1.6 m tall. This plant will be removed and on its footprint a 900 mm tall and 400 mm thick stone wall, ending with a 1.5 m tall pier, will be formed. The pier will be used as the new address signage, as the current timber post is often knocked down by drivers, when they are using this private, but gateless, open site entrance as a manoeuvring bay
- 3.2.2 This short section of stone wall will be constructed in the same manner as the longer one on the south boundary line from Chilmark stone to suit well into the conservation area and the overall street scene.

3.3 Impact on the Conservation Area & Neighbouring Listed Buildings

- 3.3.1 The creation of both proposed walls are small scaled landscaping jobs, which could be carried out as permitted developments if the vegetations in question were not sitting within the Hindon conservation area.
- 3.3.2 Both the short wall at the front and the longer at the back will be constructed of coursed Chilmark stone, which can be considered as a good fit into Hindon High Street.
- 3.3.3 Due to its position the longer wall at the south boundary line will not be readily visible, only directly from the entrance. This results that its visual impact on the conservation area is minimal.
- 3.3.4 The short wall at the front is an aesthetic update, matching to the area in style and appearance. Road safety and visibility will not be adversely affected as the proposed wall will be shorter than the current shrub, and so the approaching driver will be able to look over it and notice any approaching pedestrian or vehicle from that (south) direction.
- 3.3.5 Both neighbours on the south side Wardour Cottage and Inverie are grade II listed buildings, which was taken into consideration during the design process. The proposed stone walls will not directly interact with these listed cottages, therefore they will not impact on any of the historic fabric.
- 3.3.6 As the height of the proposed south boundary wall is shorter than the hedgerow, the terrace and garden of Inverie will benefit from more natural daylight than currently. Removing the vegetation in this position will significantly reduce the amount of dead leaves and other plant related foulage on either side of the new wall.
- 3.3.7 The character or the significance of these cottages will not be adversely affected, only the appearance of Inverie will change slightly, in a way which can be considered neutral.

3.4 Legislation, Policy and Guidance

- 3.4.1 Becketts is not a listed building, but the area where the proposed works will take place are part of the Hindon Conservation area, therefore consideration will need to be given to the impact of the works on the significance of the immediate vicinity. The proposals will be subject to a range of national, regional and local authority heritage policies in addition to normal planning policy, and where relevant these are set out below.

3.5 National Policy-National Planning Policy Framework July 2021

- 3.5.1 The NPPF streamlined national planning policy into an integrated set of priorities, structured around the central theme of sustainable development, first in 2012 and then as revised in July 2018 and 2021. Paragraph 8 states: *Achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*. The objectives are: economic, social and environmental.
- 3.5.2 Conservation and Enhancement of the Historic Environment Chapter 16 of the NPPF (paragraphs 189 to 208) sets out the national planning policies on the historic environment. Paragraph 189 sets out several important considerations local planning authorities need to bear in mind when dealing with applications affecting heritage assets, such as:
 - 3.5.3 These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
 - 3.5.4 The policy continues to place the assessment of the significance of heritage assets and the impact of proposed development on this at the heart of planning for the historic environment, as follows:
 - 3.5.5 Paragraph 194 states: In determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
 - 3.5.6 Paragraph 195 states: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
 - 3.5.7 Paragraph 197 states: In determining planning applications, local planning authorities should take account of:
 - 3.5.7.1 a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - 3.5.7.2 b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability: and
 - 3.5.7.3 c) The desirability of new development making a positive contribution to local character and distinctiveness.

- 3.5.8 Paragraph 199 states: 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.5.9 Paragraph 200 says: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - 3.5.9.1 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional:
- 3.5.10 Paragraph 202 sets out how the impact of the proposed works at Becketts should be considered by the planning authorities in the decision-making process:
- 3.5.11 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4 CONCLUSION

- 4.1.1 Becketts is not a listed or historic building, but a late 20th century construction, where most of its grounds sit outside the skirt of the Hindon Conservation area. However, the first half of the driveway, where both of the proposed walls will be, is within the conservation area, which was taken into account during the design process.
- 4.1.2 Replacing the existing shrub and hedgerow with stone walls considered as small scale works, which could be carried out under permitted development rights if the affected vegetations were not sitting within the Hindon conservation area.
- 4.1.3 The longer of proposed stone walls, on the south boundary line, will not be readily visible from public realms, only seen when viewing straight ahead from the entrance area. It will not interact with the neighbouring listed building Inverie, but a small gap will be maintained between the proposed boundary wall and the external wall of Inverie, resulting that no historic fabric will be affected.
- 4.1.4 The shorter wall will improve the visibility for drivers exiting the site, as it will be shorter than the current plant in the same position. It will be constructed from Chilmark stone in the same manner as the longer one on the south boundary line, to fit well into the conservation area and the overall street scene.
- 4.1.5 Previously the applicant made a pre-application advice request where no objections were raised by the local planning authority. Reference number: ENQ/2025/01803.
- 4.1.6 The character or significance of the conservation area will not be detrimentally affected, only the appearance will change slightly, in a way which can be considered as neutral impact on the area.

5 RIGHTS OF ORIGINATOR

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