

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02829 and PL/2026/03128
APPLICATION TYPE:	Householder Planning Permission and Listed Building Consent
SITE ADDRESS:	West Barn Farmhouse, West Yatton, Yatton Keynell, Chippenham, SN14 7EW
DEVELOPMENT DESCRIPTION:	Internal and External alterations; removal of staircase, repair and replacement of deteriorated timbers, new staircase on rear elevation, new store and WC to existing hallway, new bathroom, installation of solar panels and heat pump to a shed with associated works, removal of stone rubble infill in existing doorways and openings, new solid oak door to front, rear and side barn doorways, glazed screen to arched openings, demolition of concrete block work stables on the front elevation.
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

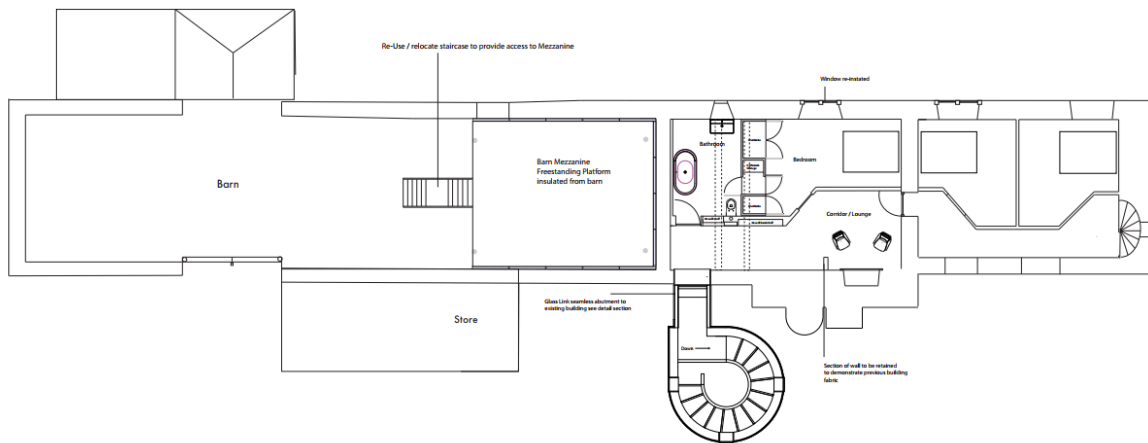
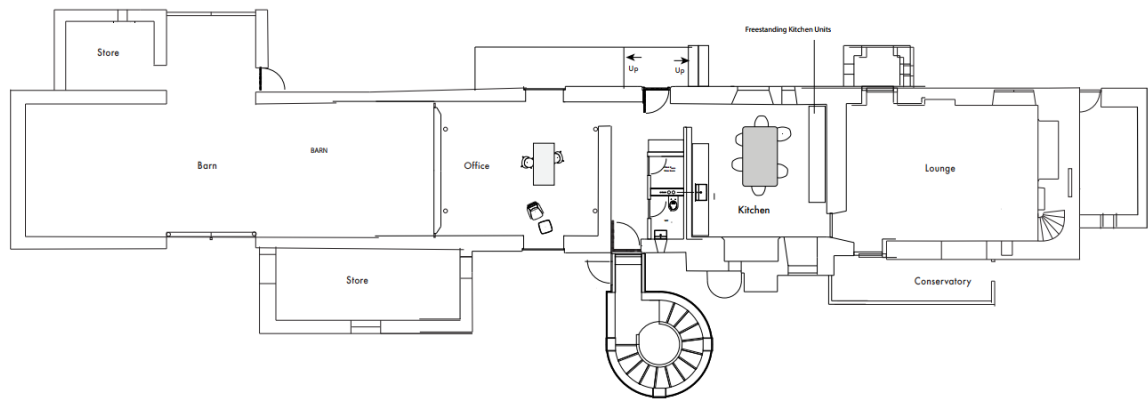
PROPOSAL

The application seeks planning permission and listed building consent for a range of restoration, repair and alteration works to the historic building. The proposals include the reopening of the original 1616 front and rear doorways, together with the installation of new handmade solid English oak doors. The concrete and rubble infill within the existing archways will be removed and replaced with frameless glazing. In addition, the existing 20th-century concrete blockwork stables will also be demolished and removed.

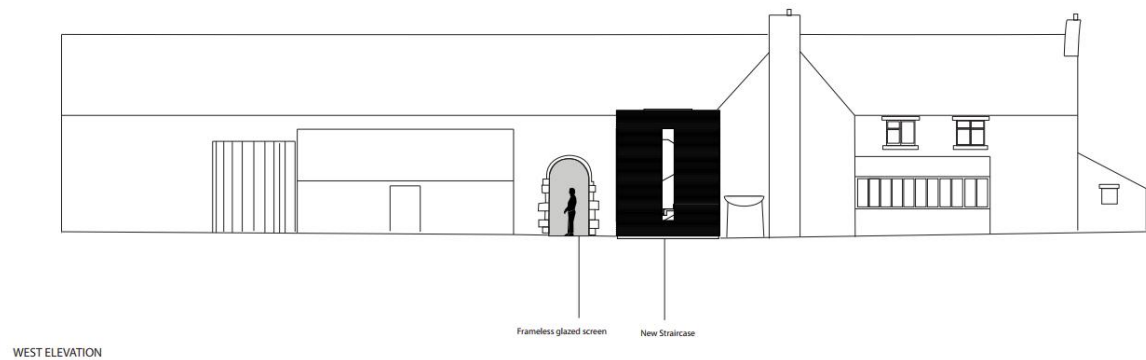
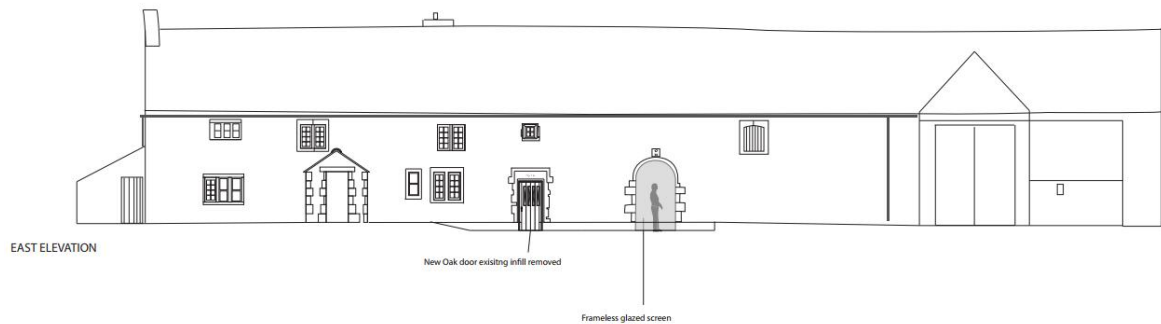
Internally, the existing 20th-century staircase will be removed and replaced with a contemporary staircase positioned to the rear of the building as an extension to the farmhouse, providing improved accessibility. Works are also proposed to repair existing floor joists and replace previously cut joists at first-floor level. Further alterations include the removal of existing concrete floors and their replacement with insulated limecrete slabs incorporating underfloor heating.

The existing mezzanine structure within the barn will be removed and replaced with a freestanding mezzanine, with the existing internal staircase being retained and reused to provide access to the new structure, thereby preserving historic fabric where possible.

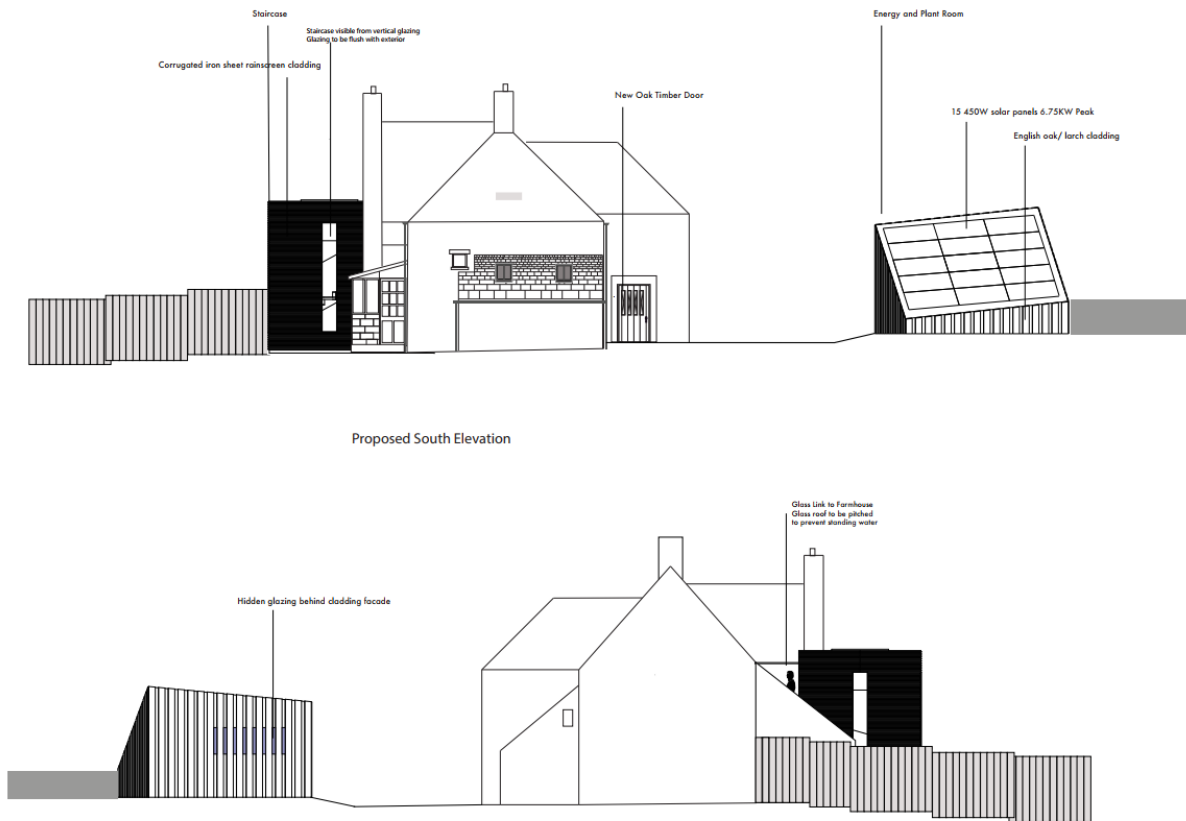
The existing concrete blockwork shed will be repurposed as a plant room serving the property and will accommodate low-carbon energy infrastructure, including solar photovoltaic panels, battery storage and a ground-source heat pump, helping to support the sustainable operation of the building.



Proposed Ground and First Floor Plans



Proposed East and West Elevations



Proposed South and North Elevations

SITE DESCRIPTION/CONTEXT

West Barn Farmhouse is a Grade II listed building, dating back to the 16th century. The listing is given below;

*YATTON KEYNELL WEST YATTON LANE ST 87 NE West Barn Farm 3/552
(formerly listed as West Yatton Barn and Cottage adjoining) 20.12.60 II*

House and barn, dated 1616 and 1742, rubble stone and stone tiled roof. Long house plan with east end barn, apparently mid C18. Coped east gable, projecting south cart- entry with hipped roof, right of centre with lean-to to right and Tudor-arched loft window to left. Plain timber-lintel rear cart-entry, lean-to to right. Between barn and house range a former through passage with flush round arched doorways, south side infilled and C20 door, north side blocked. I E 1742 over south archway. House range has 4-window range. From right: Moulded doorcase with hoodmould and incised date 1616, recessed single light over; 2-window range of C19 flush chamfered mullion windows, two 2-Light, single light and door in C19 or C20 gabled porch; then 3-light recessed cyma-moulded mullion window with 3-light timber window over. West end stack. Rear wall has mainly C20 openings and large central projecting chimney gable with 2- light recessed chamfered mullion window to ground floor.

West Barn Farmhouse forms part of a wider site associated with an active arable farming enterprise. In 2024, the land was subdivided, separating the farmhouse curtilage from the agricultural sheds, farmyard and surrounding farmland.

The farmhouse is orientated on a north-south axis, with gardens located to the east and west. Access to both the farmhouse and the agricultural operation is provided via a shared driveway.

The farmhouse is predominantly constructed of coursed rubble stone with ashlar quoins and is topped by a roof finished in Cotswold stone slates. Over time, a number of original openings have been infilled, alongside various internal and external alterations.

The application site is located within the Cotswolds National Landscape and lies adjacent to the Lesser Horseshoe Bat 2km core roost buffer.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2025/03070 (LBC) PL/2025/02491 (HPP)	Installation of new sewage treatment plant. Replacement of lean-to roof to include 2 roof lights & reconfiguration of lean-to rooms. Opening of original 16th century stairwell light and installation of new window.	Approved with conditions May 2025

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide:

- Appendix D: Design Guidance for Householder extensions

Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire

The National Planning Policy Framework (NPPF)

- Section 14: Achieving Well Designed Places
- Section 20: Conserving and enhancing the historic environment

The Planning Practice Guidance

CONSULTATION RESPONSES

Yatton Keynell Parish Council: No objection

Historic England: Not offering advice. This should not be interpreted as comments on the merits of the application.

Council's Conservation Officer: Support

Further to our site visit on the 21st August 2026 - I write to confirm my view on the Planning Application.

As discussed on site the scheme is well considered the principle for the works justified in that it would allow the building to be retained in its optimum viable use and therefore ensure its longer term preservation.

In general, I am supportive of the revised scheme - the revisions are considered sympathetic to the significance of the Listed Building.

The revised scheme has addressed my concerns regarding the external cladding material to the external stair tower - which now has a more industrial aesthetic befitting the sites historic association with industry and the quarry. The sample of the proposed material observed on the cladding of a shepherd's hut.

The junction of the stair tower with the farmhouse has been designed to knit under the existing eaves and thus has a more subservient visual relationship with the Farmhouse.

The new/rebuilding of the existing shed to serve as an energy centre is not found to be contentious as per my earlier assessment.

The removal of the modern metal framed barns surrounding the Farmhouse is considered to enhance the setting of the Listed Building as is the removal of the existing concrete yard surface, the landscape revisions will allow greater ground permeability and thus reduce the risk of water affecting the listed building in the event of heavy rain and prolonged wet conditions.

Public Protection: No objection

Thank you for the additional information provided regarding the proposed ground source heat pump installation.

We have also reviewed the information provided in relation to the proposed siting of the unit within the energy shed/plant room, approximately 48 metres from the nearest habitable room window or door of a neighbouring property. The supporting technical information for the proposed TIS - Evo indicates a sound power level of 49.7 dB(A) for the model under consideration.

Based on the information submitted, including the proposed separation distance and the additional attenuation anticipated from the enclosure of the unit within the building, Environmental Protection has no further comments to make regarding the noise impact of the proposed ground source heat pump installation.

This response is based on the information provided and does not prejudice any future investigation should evidence arise that the installation is giving rise to a statutory nuisance.

REPRESENTATIONS

The application was publicised by direct neighbour letter and stie 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 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 proposal comprises a series of alterations to both the exterior and interior of West Barn Farmhouse. Externally, the demolition of the 20th-century concrete stables would enhance the east (front) elevation by restoring the building's pre-1950s character, whilst also improving vehicular access within the site. The repurposing of the existing concrete shed as an Energy and Plant Room would facilitate a low-carbon source of electricity and heating for the farmhouse. The building would incorporate solar panels and be finished in English oak and larch cladding, with glazing concealed behind the timber façade. Collectively, these works would support the long-term sustainability of the dwelling and are considered sympathetic to the character and appearance of the site and its surroundings.

On the west elevation, a new cylindrical stair tower is proposed to replace the existing staircase. The structure would be clad in corrugated iron rainscreen cladding, with the staircase visible through full-height vertical glazing set flush with the interior. The replacement

staircase would reduce the pitch from approximately 45 degrees to 30 degrees, significantly improving accessibility. The use of corrugated iron introduces an industrial aesthetic that reflects the site's agricultural heritage, whilst the junction between the stair tower and farmhouse has been carefully designed to sit beneath the existing eaves, ensuring a subservient visual relationship with the host building.

The replacement mezzanine has been designed to better respect the significance of the heritage asset. Increased natural light would be provided through the existing arched openings, whilst the freestanding structure would appear to float within the space through the use of a perimeter glazed strip adjoining the barn walls. The existing staircase from the farmhouse would be repurposed to provide access to the mezzanine level.

The reopening of the original 1616 front and rear doorways, together with the installation of handmade oak doors, would help restore the building's historic form and function. The removal of concrete and rubble infill from the archways and the installation of frameless glazing would further reveal historic features whilst allowing natural light into the internal spaces.

Within the kitchen, the existing concrete floor would be removed and replaced with a limecrete subfloor and stone flag finish. These works would enhance the historic character of the building whilst improving the functionality and usability of the space following the removal of the existing staircase.

Overall, the proposal represents a well thought out design and carefully considers the preservation of the building's historic significance with practical requirements of modern occupation. The proposed works would enhance accessibility, improve energy efficiency, and restore historic features, whilst ensuring that new additions remain subordinate to the existing building. As such, the proposal is considered to respect and reinforces the character and appearance.

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.

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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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 proposed development is proportionate to the existing dwelling and involves only a modest extension to the building's footprint associated with the installation of the new

staircase. No increase in the overall height of the building is proposed. The site benefits from substantial separation distances from neighbouring properties, with established trees, vegetation, and intervening fields providing additional screening and visual buffering. As a result, the proposal would not give rise to any material loss of light or unacceptable overshadowing of neighbouring residential properties.

Given the significant separation distances between the application site and neighbouring dwellings, opportunities for overlooking are extremely limited. Accordingly, the proposal would not result in any material loss of privacy for neighbouring occupiers.

The proposed energy and plant room will accommodate an air source heat pump. This will be located approximately 48 metres from the nearest habitable room window or external door of a neighbouring property and, as such, is not considered to give rise to any unacceptable noise impacts on neighbouring residential amenity.

The proposal would also not have an overbearing impact on neighbouring properties as the majority of the works are contained within the existing building footprint, with the principal external alteration being the addition of the new stair tower, which is situated to the rear of the farmhouse. Consequently, by virtue of its scale, siting, and design, the proposal would not appear unduly dominant or intrusive when viewed from 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.

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.

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 Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

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 Council's Conservation Officer raises no objection and considers the proposal to be sympathetic to the significance of the Grade II listed building. The works are considered to support the building's optimum viable use, helping to secure its long-term preservation. The design of the external stair tower has been amended to respond more appropriately to the site's historic industrial and quarrying associations through the use of a more industrial vernacular, whilst its junction with the farmhouse has been carefully detailed beneath the existing eaves, ensuring a subordinate relationship with the principal historic building.

Internally, the proposal seeks to retain and relocate the existing staircase rather than remove it, thereby preserving historic fabric and features of potential heritage value. The provision of an external stair tower is also reflective of traditional forms of historic stair additions found within the local area. The retention of the existing partition alignment at first floor level will preserve evidence of the building's historic plan form, whilst the proposed alterations to openings are considered acceptable given the building's historic evolution and the fact that the affected fabric has previously been altered.

The repurposing the existing concrete blockwork shed to act as a plant room for the property is not considered harmful to the significance of the heritage asset. Furthermore, the demolition and removal of 20th-century concrete blockwork stables will enhance the setting of the listed building.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the of the listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer. Historic England have been consulted and chosen not to offer advice.

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

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The application site lies approximately 150 metres to the west of a Special Area of Conservation (SAC), namely a 2km buffer zone for a known Lesser Horseshoe bat maternity roost. The proposed development comprises alterations and extensions to an existing dwelling and the removal of a 20th-century concrete blockwork stable building. Given the siting and nature of the proposals, the development is not considered to result in any significant adverse effects on the integrity or qualifying features of the SAC.

There are records of Pipistrelle and Brown Long-eared bat to the south of the site within 350 metres of the site and numerous other species to the west and south around 500 metres away. It is considered likely that the area will be used by bats despite the lack of any known records or reports. However, noting the nature and scale of the works, which are akin to the kind of development and works that often would be carried out within the involvement of the local planning authority it is considered that the potential for harm to habitat and ecological features is limited. The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. On balance no further information is necessary, but an informative is considered to be prudent to remind the developer of their responsibilities under other legislation.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National 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.

The application site is located within the Cotswolds National Landscape, the proposed development is modest in scale and primarily comprises alterations to the existing dwelling, together with a limited extension for the installation of an external staircase. The proposals also include the removal of a 20th-century concrete blockwork stable structure, resulting in a reduction of built form on the eastern elevation of the property, and the replacement of an existing outbuilding to the east of the existing dwelling.

Proposed external materials are in keeping with the National Landscape and have been carefully considered to fit in with the surrounding materials of the farmhouse and adjacent farm sitting and are not found to be contentious to the setting.

The development would not introduce built form that would appear isolated, prominent, or unduly intrusive within the wider countryside, nor would it contribute to the spread of development into the rural landscape. Instead, the proposals would be perceived in the context of the existing residential property and its associated domestic curtilage.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds 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 any other material planning considerations.

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:

- Heritage, Design and Access Statement revision 2 received 11 September 2026
- Location Plan received 01 May 2026
- Proposed Site Plan drawing no. WBF-216 received 01 May 2026
- Proposed Ground Floor Plan drawing no. WBF-210 rev 3 received 01 September 2026
- Proposed First Floor Plan drawing no. WBF-209 rev 3 received 01 September 2026
- Proposed Ground and First Floor Plans drawing no. WBF-208 rev 3 received 01 September 2026
- Proposed Section Views drawing no. WBF-221 received 01 September 2026
- Proposed Section Views 1 drawing no. WBF-218 rev 2 received 01 September 2026
- Proposed Section Views 2 drawing no. WBF-219 rev 2 received 01 September 2026
- Proposed Section Views 3 drawing no. WBF-220 received 01 September 2026
- Proposed East and West Elevations drawing no. WBF-207 rev 2 received 11 August 2026
- Proposed South and North Elevations drawing no. WBF-206 rev 2 received 11 August 2026
- Proposed Roof Plan drawing no. WBF-205 rev 2 received 11 August 2026
- Replacement Timber Plan drawing no. WBF211 rev 2 received 11 August 2026
- Proposed Joinery Detail drawing no. WBF-212 received 01 May 2026

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

INFORMATIVE:

WP20 WILDLIFE AND COUNTRYSIDE ACT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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:

- Heritage, Design and Access Statement revision 2 received 11 September 2026
- Location Plan received 01 May 2026
- Proposed Site Plan drawing no. WBF-216 received 01 May 2026
- Proposed Ground Floor Plan drawing no. WBF-210 rev 3 received 01 September 2026
- Proposed First Floor Plan drawing no. WBF-209 rev 3 received 01 September 2026
- Proposed Ground and First Floor Plans drawing no. WBF-208 rev 3 received 01 September 2026
- Proposed Section Views drawing no. WBF-221 received 01 September 2026
- Proposed Section Views 1 drawing no. WBF-218 rev 2 received 01 September 2026
- Proposed Section Views 2 drawing no. WBF-219 rev 2 received 01 September 2026
- Proposed Section Views 3 drawing no. WBF-220 received 01 September 2026
- Proposed East and West Elevations drawing no. WBF-207 rev 2 received 11 August 2026
- Proposed South and North Elevations drawing no. WBF-206 rev 2 received 11 August 2026
- Proposed Roof Plan drawing no. WBF-205 rev 2 received 11 August 2026
- Replacement Timber Plan drawing no. WBF211 rev 2 received 11 August 2026
- Proposed Joinery Detail drawing no. WBF-212 received 01 May 2026

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

INFORMATIVE:

WP20 WILDLIFE AND COUNTRYSIDE ACT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.