

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04546
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Westcourt Farm, Rivar Road, Shalbourne, Marlborough, SN8 3QE
DEVELOPMENT DESCRIPTION:	Revised 1st floor layout plan showing stair flight to Attic bedroom 1 as permission PL/2024/10232 with partition to form new family bathroom. Existing bathroom partition walls and sanitary ware to bedroom 2 removed with bedroom door to Bed 2 re-instated in the existing opening.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Westcourt Farm is a grade II* listed building of particular importance, dating from the 15th – 17th centuries, and is essentially an extended Medieval Hall house, although research findings in 2002 suggest a construction date in the 14th century. The building has seen various phases of changes, including in the 17th, 18th and 19th centuries, with fireplace additions (17th C), cellar added under parlour (18th C), refenestration and new staircase (19th C) and significant restoration in the early 21st Century. Although works were undertaken to update the building and extend it (to link it to the historic outbuildings), the fine medieval roof structure survives intact.

The site lies adjacent to the Shalbourne Conservation Area.

The list entry, for means of identification purposes only, provides the following description:

Farmhouse, now hotel. C15-C17. Brick, flint and stone with tiled roof. Two-storey 2-bay central section and 2 bay cross wings with attics. Single storey lean-to infill between projecting rear wings. Rear external stack to parlour wing with diagonal shafts. Six-panel door lateral to central block with bracketed hood. Twelve-pane sashes, some tripartite, and arch headed paired 9-pane sashes to centre room. C17 gabled dormer over centre. Interior: Central base cruck truss to former open hall, with heavy windbraces. Major stack to hall and parlour wing on right, the fireplaces blocked below chamfered timber lintels. Wings independently framed and possibly additions to hall block. Spere truss with arch brace.

PROPOSAL

Revised 1st floor layout plan showing stair flight to Attic bedroom 1 as permission PL/2024/10232 with partition to form new family bathroom. Existing bathroom partition walls and sanitary ware to bedroom 2 removed with bedroom door to Bed 2 re-instated in the existing opening.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/41629 - Full planning permission Decision - Approve with Conditions Date: 17/8/2001 – The erection of a single storey extension
K/41630/L - Listed building consent Decision - Approve with Conditions Date: 23/10/2001 – The erection of a timber framed and part glazed extension, with brick and tile extension, to link house to outbuildings. Minor alterations to outbuildings.
K/41024/L - Listed building consent Decision - Approve with Conditions Date: 18/7/2001 – Minor internal alterations, replacement windows, installation of four roof lights.
PL/2024/09152 - Householder planning permission Decision - Approve with Conditions Date: 7/7/2025 – The refurbishment and re-glazing of the existing oak framed Conservatory. Re-roofing in plain tiles to match roof of linked outbuilding.
PL/2024/09415 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 7/7/2025 – The refurbishment and re-glazing of the existing oak framed Conservatory. Re-roofing in plain tiles to match roof of linked outbuilding.
PL/2024/10232 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 17/4/2026 – Internal alterations to provide shower and ensuite bathroom to Bedroom 3 (re-instating previous provision) New stair flight access to Attic areas above bedroom 4 (removing shower/ wc), New Attic Bedroom with en-suite bathroom, reconstructed stair flight to Bedroom 2

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) August 2026 sets out government policy, including in respect of the historic environment.

Chapter 20 - *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

Chapter 5 of the NPPF sets out policies for *Meeting the challenge of climate change* and gives substantial weight to the benefits of improving the energy efficiency of existing buildings and/or

drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England's *Conservation Principles, Policies and Guidance* (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional guidance on the application of policies set out in the NPPF is contained within their publications:

- Historic Environment *Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic Environment *Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition* (2017)
- Historic England *Advice Note 2 – Making changes to Heritage Assets* (2025)

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Historic England – *'Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.'*

We suggest that you seek the views of your specialist conservation and archaeological advisers.'

REPRESENTATIONS

Internal works to Grade II listed building:

In accordance with the requirements of Section 5(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

In addition to the above, the Council also publicised the listed building consent application by way of:

- An advertisement placed in the local press.

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

Below is a summary of the representations 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:

- None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 20: *Conserving and Enhancing the Historic Environment*, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals. In this case the following has been submitted as supporting information:

- Design & Heritage Statement
- Archive plans from 2001

The submitted heritage statement is a thorough document that provides the necessary information, history and heritage impact assessment of the proposals on the significance of the designated heritage asset, in line with the requirements of the NPPF. This, along with the archive plans, allows for a full and proper, yet proportionate, assessment of the impact of the works on the building's special interest.

The following heritage recommendations are therefore made on the basis of the local planning authority's own assessment of the significance of the heritage asset and the impact of the proposals.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its historic architectural qualities and fabric, means of construction and survival of significant Medieval fabric and structural elements from the 14th century, relating to its origins as a Medieval Hall House. It is a building of particular importance, being more than special interest, and is a fine example of a high-status manor house, built using local vernacular materials.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly policies HE4-9 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposals build on internal changes approved in 2025 (ref. PL/2024/10232), which granted consent to reinstate a staircase access to the attic from the first floor, along with some the creation of an ensuite and conversion of the attic room to reinstate it as a bedroom. The siting of the new staircase was in the historic location of the original staircase, and the works would involve the removal of modern stud partition walls.

Prior to the building’s current use as a dwelling, the building was in use as a hotel, and many bedrooms had been subdivided to provide ensuite facilities – these how the arrangement of rooms and bathrooms when the building was in hotel use.

The current application seeks to remove the modern stud partition walls that form a bathroom within a front bedroom, which will reinstate the room to its original proportions. In addition, it is proposed to convert the adjoining bedroom to the rear on the same side of the house (north-east end) to a bathroom.

The removal of the stud partition walls to remove the ensuite bathroom is a positive change to the bedroom, as it reinstates the original room proportions for a main room on the first floor – this is a heritage benefit to the internal character of the room, as it removes later partitions of no significance, and reinstates the historic planform in this part of the building.

The conversion of the bedroom to a bathroom will change the character in terms of the use of the room, although being to the rear of the house, this is a less-formal space in terms of hierarchy of spaces within the building – those to the front of the house are often seen as the principal rooms, with views over the front lawn and approach to the house. The plumbing already exists within this room, as confirmed by the 2001 plans, which show the existing pipework and soil vent pipe, which the existing ensuite and washbasin within the room currently utilise.

Whilst the proposed plans show example pictures of a walk-in shower, being flush with the floor, the section plans confirm that a shower tray is indeed proposed. It has also been confirmed in writing, in a separate email (on file), that the shower tray will be surface mounted, and not be sunken into the flooring, thereby omitting any physical intervention into the floorboards and joists.

The change in character of the room resulting from the use is not considered to cause harm to the significance of the designated heritage asset and can be achieved with little intervention into the building due to existing services within the room.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N/A
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

N/A.

CONCLUSION

The NPPF confirms that when considering the potential impact of a development proposal 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). It makes clear that any harm to a designated heritage asset will be a matter of considerable importance and weight which requires clear and convincing justification.

In this case, the impact of the proposals on significance of the designated heritage assets will be partly positive in relation to the reinstatement of the bedroom's original proportions, or cause no harm from the change of use from a bedroom to a bathroom.

The requirements of current conservation legislation, policy or guidance are considered to be met and the application is recommended for approval.

RECOMMENDATION:

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

- Standard time limit
- Approved plans