



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/01343
Decision Date: 18/09/2026

Applicant:	Addington Investments Ltd Addington Lodge Cottage, Addington Road, Nether Kellet, Lancaster, Lancs., United Kingdom, LA6 1DZ
Particulars of Development:	Construction of replacement outbuilding to create additional guest accommodation and restaurant dining area, replacement windows (like for like), and new surfacing to forecourt.
At:	The Burford Brown, 22 Church Street, Lacock, Chippenham, SN15 2LB

In accordance with In accordance with policy DM3 (1)(a) of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The application proposes the removal of part of a significant and important element of the listed building and as such results in harm arising to the significance of the designated heritage assets of the listed building itself, as well as the Lacock Conservation Area. The proposed replacement built form is not considered to be of appropriately high quality design and appearance, exacerbating the harm arising. This harm and adverse effects substantially outweigh the public benefits arising and as such the application should be determined in accordance with the development plan, with the design and heritage harm arising conflicting with Core Policies 57(i)(iii) and (iv), and 58 (WCS), as well as Policy S4 and Section 20 (HE4, HE5, HE6 and HE9) of the NPPF.

Informative

- 1** For the avoidance of doubt, the plans and supporting documents considered in this refusal are as follows:

2397-001.C: Location Plan

2397-002.D: Existing Site Plan

2397-010.C: Existing Plans

2397-011.E: Existing Elevations

2397-012.A: Existing Outbuilding (Plans/Section/Elevations)

2397-050.B: Proposed Site Plan

2397-051.E: Proposed Plans (received 16/07/2026)

2397-052.D: Proposed Elevations (received 16/07/2026)

(All received 26/02/2026 unless otherwise specified)

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).