

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04409
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	1 Lodge Cottages, Lanhill, Chippenham, SN14 6LY
DESCRIPTION:	Single-storey extension linking the cottage to outbuilding, replacement windows, roof-mounted solar panels to garage and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Additional details and amended plans were received 4 and 9 September 2026 respectively, and the description was amended for precision only on 14 September 2026. Such matters were minor and were not deemed to warrant further publicity of the application.

The application seeks Listed Building Consent for a single-storey extension link between dwellinghouse and detached outbuilding, replacement windows, roof-mounted solar panels to garage and associated works.

The proposed extensions would have a half-hipped stone slate roof, flat-roofed glazed links, limestone rubbles walls, glazed panels and sliding doors, and braced timber posts. It would measure approx. 4.6m deep, 9.5m wide, 2.5m eaves and 4m ridge. Internally it provides kitchen and dining space, facilitates an enlarged bathroom and the conversion of the detached outbuilding into a utility and pantry.

The replacement windows relate to those found in the cottage and are supported by joinery details. Roof-mounted solar panels are proposed to lay flat on the roof of the garage. Associated works include repair and replacement of rainwater goods and removal of redundant telecommunications paraphernalia.

Planning permission is sought concurrently for identical works under reference PL/2026/03744.

SITE DESCRIPTION

The application site is a semi-detached dwellinghouse known as 1 Lodge Cottage, part of a Grade II listed building known as Lanhil Cottages [NHLE: 1283431]. It dates to circa 1850 designed by architect James Thompson (1800-1883) for Joseph Neeld (1789-1856) as part of the Grittleton Estate. It is built in a picturesque style, forming a diagonally symmetrical L-shape with the adjoining cottage; it has walls of dressed and rubble limestone, half-hipped stone slate roofs, Romanesque chimney shafts, flush quoins, raised string courses, triangular oriel windows, stone porch, Tudor-arched doorways and mullioned windows with timber casements.

Its setting is characterised by the rural street scene, bucolic landscape surroundings and the locally distinctive architectural identity of the farmstead at Lanhill Farm with which it is associated.

It is in open countryside 2km west of Chippenham. Relevant designations and constraints include the other nearby Grade II listed buildings at Lanhill Farm, the farmstead recorded on Swindon and Wilts HER (MWI65993), Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface and there is an ordinary watercourse buffer zone.

PLANNING HISTORY

PL/2026/03744 (HH) - Single-storey extension linking the cottage to outbuilding, replacement windows, roof-mounted solar panels to garage and associated works (UNDER CONSIDERATION)

ENQ/2025/01781 - Single Storey Extension (revision to previous schemes and for the purpose of discussion) (PRE-APP RESPONSE DATED 10/04/2026).

PL/2025/08130 (LBC) - Replacement timber windows (UNDER CONSIDERATION)

PL/2025/06438 (LBC) - Single storey rear infill extension and replacement timber windows (REFUSED 18/09/2025).

PL/2025/06274 (HH) - Single storey rear infill extension and replacement timber windows (REFUSED 18/09/2025).

PL/2025/01189 (LBC) - Single storey rear infill extension and replacement timber windows (WITHDRAWN 14/04/2025)

PL/2025/00932 (HH) - Single storey rear infill extension and replacement timber windows (WITHDRAWN 14/04/2025)

Other relevant planning history

PL/2021/07117 (LBC) - Proposed single-storey extensions and alterations along with conversion and amalgamation of existing garage and outbuilding, with revised access configuration, landscaping and associated works. (APPROVED WITH CONDITIONS 18/03/2022).

PL/2021/06317 (FULL) - Proposed single-storey extensions and alterations along with conversion and amalgamation of existing garage and outbuilding, with revised access configuration, landscaping and associated works. (APPROVED WITH CONDITIONS 18/03/2022).

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)

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

Chippenham Without Neighbourhood Plan - Made 2023 (CWoNP):

- Policy HE1
- Policy HE2
- Policy HE3
- Policy BE3

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)

CONSULTATION RESPONSES

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

Chippenham Without Parish Council – No objection (22/07/2026).

Wiltshire Council's Conservation Officer – No objection, noting that the application follows pre-application engagement, that they are content that adequate justification has been provided to demonstrate the need for additional accommodation and that the work is necessary to safeguard the longevity of the listed building. Identifies a degree of harm, but that this is outweighed by public benefits. Advises that compliance demonstrated with HE4, 5 and 6 of the NPPF (11/09/2026).

Historic England – Comment, that they are not offering advice, that this should not be interpreted as a comment on the merits of the proposal, and that advice should be sought from internal specialists (20/07/2026) (received on PL/2026/03744).

REPRESENTATIONS

The application was publicised by press advert in the Wiltshire Gazette & Herald on 23 July 2026 and a site notice was displayed on 21 July 2026. No letters of representation were made by members of the public.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

Preliminary matters

The application benefitted from pre-application advice under reference ENQ/2025/01781. Regard has been had to that advice, but it falls that the application be determined on its merits.

Whether the works would have an acceptable effect on the character of the building as a building of special architectural or historic interest

1 Lodge Cottages forms half of the listed building known as Lanhill Cottages, the significance and special interest of which primarily derives from its architectural and historic interest as a picturesque pair of circa 1850 Grittleton estate cottages, designed by J Thompson for J Neeld.

The balance and diagonal symmetry of the cottages carry to their curtilage, within which is a linear range of outbuildings built in limestone rubble and with half-hipped stone slate roofs. Although the architect's vision is well preserved, each cottage has been altered including by addition of an unsympathetic but modest flat-roofed extension to rear.

The setting of the listed building is provided by its bucolic surroundings and nearby Lanhill Farmhouse and stables attached [NHLE: 1283429] and Farmyard buildings at Lanhill Farm [1363565], with which the cottages have group value as part of well-preserved 19th century Grittleton estate farmstead designed by the same architect.

The proposal has benefitted from pre-application engagement, and it is noted that Wiltshire Council's Conservation Officer raises no objection. Their comments identify harm to the significance of the listed building but that they consider the proposal to be justified, to which regard has been had.

The proposed extension is a substantial addition to the cottage, providing a link across the courtyard that incorporates the detached outbuilding within a single building envelope. The

modest size and scale of the cottage contributes to articulating its status as an estate worker cottage and, therefore, forms part of its significance.

Similar in some respects to Appendix D of the Wiltshire Design Guide (WDG), Historic England Advice Note 2 advises that “[s]ome buildings such as lodges and cottages can easily be swamped by an extension unless very carefully designed. There is no rule on the ideal percentage increase in size; it all depends on the size character and setting of your house”.

In this case, the size of the extension would erode the legibility of the modest size and scale of the cottage, diminishing its significance. However, the modest size and scale of the cottage also mean the cottage has limited accommodations, and a cramped, gloomy kitchen accessed through the porch/bathroom in the existing dated 20th century extension.

Turning to the design of the extension, it would appear as an illusory detached element and draws careful inspiration from the half-hipped stone slate roof form, limestone rubble walls, and scale of the existing outbuilding to maintain the site’s local distinctiveness.

It would respond well to the established arrangement and hierarchy of built form, ensuring the cottage remains the primary element through careful positioning, sitting behind the building lines of the existing outbuilding and chimney breast to integrate sensitively into the established hierarchy of cottage and outbuilding, establishing also the hierarchy of historic and modern. This would also minimise any obscuration of the important architectural details.

The amount of glazing would contrast with the solidity of the existing buildings’ elevational designs, particularly when lit during the darker hours. The expanse of glass would, however, be broken by a run of braced timber posts, and the visual permeability emphasising the natural stone walls and half-hipped roof structure of the extension in a complementary way.

The illusory detachment of the extension is created by short, flat-roofed glazed links at either end of the extension. The depth of the roofs would be kept to a minimum, albeit forming an awkward junction with the roof of the existing outbuilding and inevitably forming a similar join with the existing 20th century extension. Large scale details of the junctions have been provided and would ensure the work is executed carefully, minimising the harm.

The works involved in joining the extension to the cottage would cause a loss of previously disturbed wall fabric and a modern storm window, of low and negligible significance respectively. Alterations to the configuration of the bathroom would impact on the fabric of the 20th century extension only.

The conversion of the detached outbuilding into a utility would respond positively to its likely historic purpose as a washhouse. This would involve minimal external alteration of no detriment to its external appearance. The internal alterations would cause a small loss of historic fabric through formation of a new doorway.

The cottage’s existing windows would be replaced, which is considered to be justified, and the submitted timber joinery details with slim profile double glazing would be acceptable. The solar panels to roof of the garage would not project from the flat roof, minimising their visual impact.

Associated works would include the removal of redundant telecommunications equipment from the facades of the cottage, and the repair, replacement and repainting of cast metal rainwater goods. Such works would have a minor positive effect by enhancing the significance of the building.

HERITAGE BALANCE AND CONCLUSION

The works would harm the character of the building as a building of special architectural and historic interest, and its significance as a designated heritage asset, primarily due to the size of the extension eroding the legibility of the cottage's modest size and scale. Accordingly, the works would not preserve the listed building and the effect of S16(2) of the PLBCA is to set a strong presumption against granting consent.

In exercise of the statutory 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 to 10), which are capable of being a material consideration.

The harm has been minimised through careful design of the proposal, where more detailed design matters can be effectively controlled under listed building legislation. Therefore, for the purposes of HE5(2)(c), the degree of harm is low. Notwithstanding its low level, a finding of harm is a matter of considerable importance and weight in accordance with HE6(3). HE4(2) requires that the harm be clearly and convincingly justified, such as where the public benefits are sufficient to outweigh the harm in accordance with HE6(4).

The extension would improve the living environment and accommodation of the cottage in a way which the Local Planning Authority can be satisfied is clearly and convincingly necessary to support the long-term conservation of the listed building, securing heritage benefits. Other public benefits secured would include heritage benefits through removal of redundant telecommunications paraphernalia and improvements to rainwater goods, limited environmental benefits from energy performance improvements from double glazed windows and solar panels, and limited social and economic benefits from improvements to housing stock and purchase of materials and labour during construction.

Conditions can be used to ensure some of these public benefits are linked to the delivery of the development itself and taken together, the public benefits secured would clearly and convincingly justify and outweigh the low degree of harm identified.

Therefore, 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 PLBCA, the effect of the works on the character of the building as a building of special architectural and historic interest would be acceptable.

Although the works would conflict with development, in so far as it seeks to ensure the conservation of heritage assets, this is not determinative. For the above reasons, the statutory duties have been discharged and consent may be granted, subject to recommended conditions.

RECOMMENDATION

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

Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location plan and Existing and Proposed Site Plans. AA/24/18/01 Rev D. Received 14 July 2026.

Proposed Ground and First Floor Plans. AA/24/18/12 Rev D. Received 14 July 2026.

Proposed Window Joinery W1. AA/24/18/15. Received 14 July 2026.

Proposed Window Joinery W2 & W5. AA/24/18/16. Received 14 July 2026.

Proposed Window Joinery W6, W7, W8 & W9. AA/24/18/17. Received 14 July 2026.

Roof Abutment Details. AA/24/18/20. Received 4 September 2026.

Proposed South and East Elevations and Section. AA/24/18/13 Rev D. Received 9 September 2026.

Proposed North, West and East Elevations. AA/24/18/14 Rev D. Received 9 September 2026.

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

3. No works above slab level for the construction of the extension hereby permitted shall commence until the following have been submitted, inspected as appropriate, and approved in writing by the Local Planning Authority:

- (i) Details of the stone slates to be used in the construction of the roof covering of the extension and the coursing in which they are to be laid;
- (ii) Details of the materials from which the braced posts to front (south) elevation of the extension are to be constructed; and
- (iii) A sample panel of not less than 1m square, to show the stone type, colour, texture, coursing, pointing and mortar bedding of the stonework to be used in the construction of the external walls of the extension.

The works shall be carried out in accordance with the approved details. The sample stonework panel shall be retained on site for the duration of the works and made available for inspection by the Local Planning Authority upon request.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting Listed Building Consent and the matter is required to be

agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character of the building as a building of special architectural and historic interest.

4. Prior to the extension hereby permitted first being brought into use, works to repair, replace and repaint the rainwater goods and to remove the telecommunications equipment and cabling, shall be completed in accordance with the approved plans.

REASON: In determining to grant planning permission, the Local Planning Authority has had regard to the public benefits that would be secured by these works and the delivery of which it finds is necessary to outweigh the harm that would be caused to the significance of the listed building by the development, in the interest of preserving the character of the building as a building of special architectural and historic interest.

5. The new and replacement rainwater goods hereby permitted shall be of cast metal construction only and painted black.

REASON: In the interest of preserving the character of the building as a building of special architectural and historic interest.