

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04659
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	High House Farm, Dertford, Corsley, Warminster, BA12 7NS
DEVELOPMENT DESCRIPTION:	Undertake structural repairs to stabilise the masonry walls using integrated steel restraint ties. Make structural repairs to beams using new timber to replace existing where damaged and steel reinforcements. Also undertake essential maintenance to external joinery and replace cast iron guttering. Fully redecorate internally include filling of cracks.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

High House Farmhouse is a grade II listed building and is part of the Longleat estate. The list entry, a means to identify a building, reads as follows:

‘Mid and late C18. Rendered rubble stone with plain raised quoins, double Roman tiled roof, brick stacks. Two-storey, 3-window. Central 4-panelled door in beaded architrave with keystone and pedimented canopy on brackets, 12-pane sash in beaded architrave either side. Three sashes in beaded architraves to first floor. Right return has sash to ground floor, single casement to attic, wing to right has planked door and casements. Rear has two gable wings with 3-light cyma-mullioned casements to right wing and 2-light cyma-mullioned casements to left. Interior not accessible at time of survey (June 1986). Formerly known as Mad Doctors Farmhouse’.

Whilst owned by the Longleat estate, it is not within the Longleat registered park and garden.

It is not in a conservation area.

PROPOSAL

Taken from the Design, Access and Heritage statement:

The proposed works include internal and external repairs including:

- *Syntec anchor structural ties to the northern extension.*
- *Replacement of 2xno late 20th century windows with double glazing.*
- *Repair of all other existing 19th and 20th century casement and sliding sash single glazed windows.*
- *Localised mortar replacement in masonry walls and chimneys*
- *Replacement guttering.*

RELEVANT PLANNING HISTORY

Proposal / Summary
ENF/2022/00242 - Alleged erection of 2 enormous framed structures - HIGH HOUSE FARM DERTFORD CORSLEY WARMINSTER BA12 7NS –
14/02545/FUL - Full planning permission Decision - Approve with Conditions Date: 24/4/2014 – Creation of new silage clamp on existing hardstanding
W/99/09011/AGD - Agricultural & Forestry - Detailed matters Decision - Approved Date: 24/5/1999 – Cow accommodation
W/05/00778/AGA - Agricultural & Forestry - Detailed matters Decision - Approved Date: 1/6/2005 – Construction of agricultural slurry lagoon
W/00/01041/LBC - Listed building consent Decision - Approve with Conditions Date: 2/8/2000 – Repair and reinstatement of external walls
W/92/00049/LBC - Listed building consent Decision - Approved Date: 27/2/1992 – Installation of new timber French windows in new opening
W/92/09011/AGD - Agricultural & Forestry - Detailed matters Decision - Approved Date: 28/5/1992 – Cattle shed
W/05/02992/PDENQ - PD Enquiries – Excessive light coming from farm outbuildings
W/08/03504/AGD - Agricultural & Forestry - Detailed matters Decision - Approved Date: 12/1/2009 – Infill to create additional hardstanding for machinery and farm equipment
W/77/00596/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 26/8/1977 – Erection of Dairy Unit
W/06/01180/FUL - Full planning permission Decision - Approve with Conditions Date: 1/6/2006 – Construction of cow cubicle building
W/95/09015/AGD - Agricultural & Forestry - Detailed matters Decision - Approved Date: 20/4/1995 – Heifer house
W/94/00526/LBC - Listed building consent Decision - Approved Date: 6/6/1994 – Construction of timber framed lean-to conservatory at side of house
W/95/00845/FUL - Full planning permission Decision - Approve with Conditions Date: 24/8/1995 – Porch
W/95/00846/LBC - Listed building consent Decision - Approved Date: 24/8/1995 – Porch
W/09/00240/FUL - Full planning permission Decision - Approve with Conditions Date: 17/3/2009 – Cow cubicle building
W/11/03210/FUL - Full planning permission Decision - Approve with Conditions Date: 22/2/2012 – Construction of a new agricultural building for accommodation of dairy cows
16/04918/OHL - Circular 14/90 - Electricity Overhead Lines notification –
16/04781/OHL - Circular 14/90 - Electricity Overhead Lines notification Decision - Prior Approval Not Required Date: 4/7/2016 – Raise height of existing 11kv HV overhead line
16/04614/OHL - Circular 14/90 - Electricity Overhead Lines notification – Installation of electric lines above ground
PL/2021/05143 - Full planning permission Decision - Approve with Conditions Date: 17/9/2021 – Erection of high welfare cattle housing (Phase 3 of 4)

PL/2021/05146 - Full planning permission Decision - Approve with Conditions Date: 17/9/2021 – Erection of high welfare cattle housing (Phase 2 of 4)
PL/2021/05147 - Full planning permission Decision - Approve with Conditions Date: 17/9/2021 – Erection of high welfare cattle housing (Phase 1 of 4)
PL/2021/05149 - Full planning permission Decision - Approve with Conditions Date: 17/9/2021 – Erection of high welfare cattle housing (Phase 4 of 4)
PL/2022/05776 - Approval of details reserved by a condition Decision - Approve Date: 31/8/2022 – Discharge of condition 4 of PL/2022/00750
PL/2023/06531 - Prior notification: Road (agricultural/forestry) Decision - Prior Approval Not Required Date: 4/8/2023 – Widening of existing entrance track to segregate livestock and vehicles

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.

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)
- Historic England *Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency* (2026)
- *Traditional Windows: their care, repair and upgrading* (2017)

Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)' encourages the retention of windows that contribute to the significance of listed buildings but sets also out their approach to the alteration/replacement of windows where this is acceptable in principle:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. **Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.**
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.
5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

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

Corsley Parish Council: no response received

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- 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.

[No consultations were 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 application was supported by a Heritage, Design and Access statement which, although limited in its analysis of the historic fabric, is considered sufficient to assess the impact of the proposals on the significance of the designated heritage asset.

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, in so far as it relates to the current application, lies largely with ...

Its role as a farmhouse and its relationship with ancillary buildings and the countryside;

That it is a farm belonging to the Longleat estate;

That it is constructed of the local stone (rubble stone) with lime mortar;

The stone quoining to the corners, clay pantile roof;

Its floorplan which includes a cellar (the house would appear to have been a four-cell plan with the principal entrance on the south-easterly side. It has been subsequently extended against the north elevation which is now the most used entrance);

That some of the walls would appear to be lath and plaster;

The mix of window style including stone mullioned windows and timber sliding sash windows;

Architectural elements/embellishments such as the stone quoining around the doorway on the north elevation and around some windows;

The stone wall with half round terracotta topping enclosing the building;

Elements not of interest evident (judged from photos in the Heritage, Design and Access statement) and:

The modern conservatory against the south elevation;

The porch canopy;
Modern timber casement windows;
The fire surround in the dining room;
The roof would appear to be largely a replacement judging from the photos.

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.

Addressing the proposals annotated on the proposed elevation drawing:

Repairs to chimneys – like-for-like and not specifically requiring LBC;
Repairs to verges - like-for-like and not specifically requiring LBC
Replacement of (modern) porch canopy - previously approved (and therefore impact on significance of the listed building considered previously and judged acceptable). Like-for-like replacement
Repair a window north-west elevation (WF 5 and WF 9) - like-for-like and not specifically requiring LBC;
Replacement new metal rainwater goods and downpipes – acceptable (agent confirmed aluminium);
2 x Cintec anchor on NW elevation and SE elevation and three on the NW elevation – essentially repairs. Extent/location to be clarified by condition.
Large areas of repointing ie SW elevation and NW elevation – a repair and acceptable providing acceptable lime mortar (to be conditioned).
2 x new windows to attics (WS1 and WS2). To be replaced with slim double-glazed units with a horizontal glazing bar. One window is modern and undivided – as such, the replacement windows will be more in keeping with the traditional character of the listed building. The other window is in a poor state of repair and difficult to access. As such, its replacement (also with a slim double-glazed unit) is considered acceptable in these particular circumstances (difficulty for maintenance and in a poor condition).



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
(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?	

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 heritage assets will be largely positive resulting in needed repairs to the fabric of the listed building. The proposals may result in some harm to the building via the loss of historic fabric, however, in this case the loss of any historic fabric would be very minor/modest and required to facilitate repairs that would result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building. Taking into account the substantial weight to be

given to the conservation of the asset, these public benefits are considered to be sufficient to offset any harm caused.

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

- *Standard 3 years*
- *Approved plans*
- *That a further report will be submitted with the nature and extent of proposed Cintec tie repairs and other repairs, for the LPAs agreement once the opening up work has taken place*
- *Any raking out of external mortar/joints shall be done by hand;*
- *That the walls will be replastered with lime plaster and any lath and plaster reinstated;*
- *That a detailed specification for the pointing mortar shall be submitted to the LPA for approval*
- *That any new rainwater goods will be metal*

Informative re Ecology