

Proctor Watts Cole Rutter

Grosvenor House, Bleke Street, Shaftesbury, Dorset, SP7 8AW

Tel: 01747 851881 email: mail@pwcr.co.uk

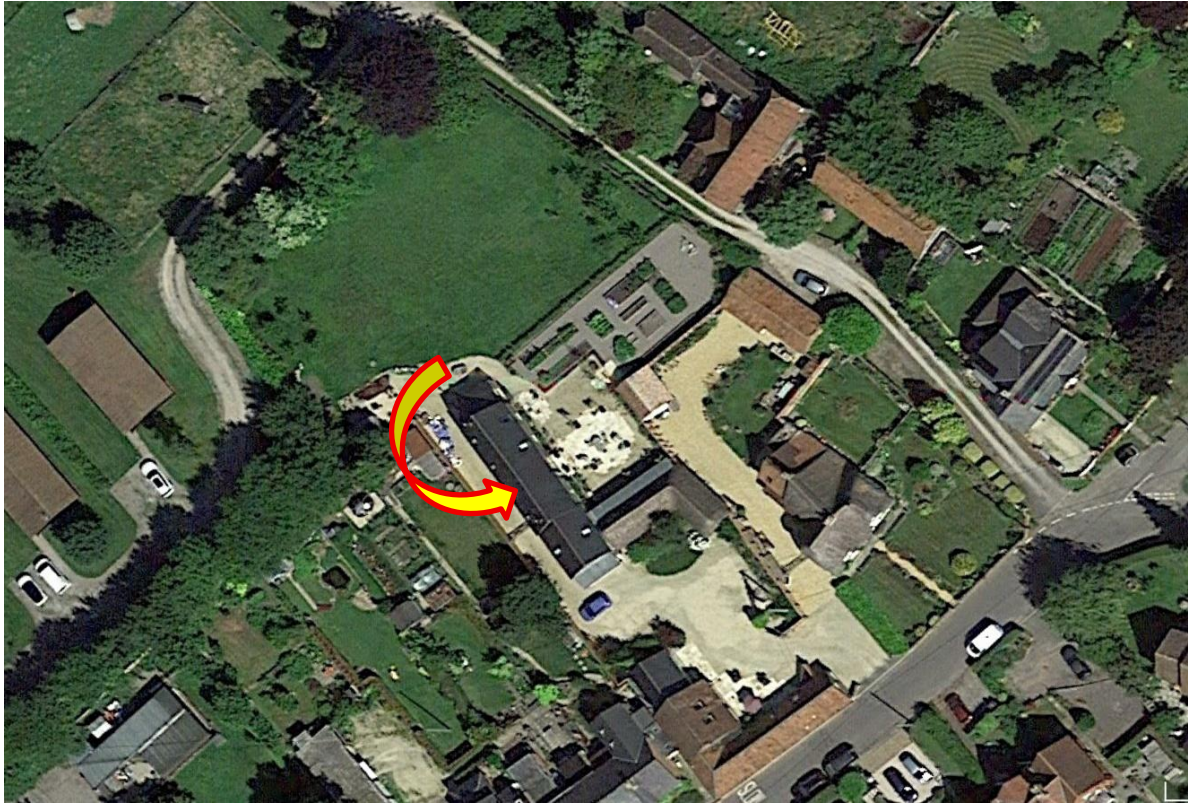


Figure.1 Aerial View indicating position of proposed PV's.

Heritage, Design and Planning Statement

Project:

Proposed Solar Photo Voltaic Panels at

Rustic Barns, The Street, All Cannings, Devizes, SN10 3PA

September 2026



1. Introduction

- 1.1 The applicant would like to mount a solar panel array on the roof of their dwelling and outbuilding. This is in response to the sustained and increasing price of energy, a desire to reduce energy costs, and contribute to reducing their carbon footprint.
- 1.2 The dwelling is a former agricultural barn associated with Rustic Farmhouse, a Grade II listed building. The barn was converted some years ago to a dwelling with a recently installed swimming pool.

2. Site

- 2.1 The site lies within the village Conservation Area and the North Wessex Downs AONB.
- 2.2 Rustic Barns are former curtilage buildings to Rustic Farmhouse which lies to the east of the barn and served by its own access. The dwelling is a conversion and extension of the rearmost and larger barn, with the front barn converted to ancillary accommodation. This front barn abuts the highway which is the main street running through the village.
- 2.3 The conversion took place under references E/2011/1503/LBC and 1504/FUL. Permitted development rights for garden outbuildings was withdrawn under condition no.10 of the latter.
- 2.4 It has an extensive rear garden that is bounded by an access track on north and east sides that serves three holiday cottages at Rendells Farm. Immediately to the northeast of the barn is a new swimming pool and associated changing pavilion granted permission under reference PL/2023/02657. To the west lie the long gardens to dwellings fronting on to The Street.

3. Heritage Context

- 3.1 The listing of the associated farmhouse is as follows:-

Farmhouse. Late C16. Timber framed with colour washed brick noggings mostly replacing original wattle and daub. Thatched roof. 'T' plan with narrow central bay containing lobby entry. To right, a parlour, to left a kitchen, and in rear brewhouse or dairy. Lean-to's in re-entrant angles, and outbuilding to rear. Framing 3 panels high with ogee corner braces. Right bay raised later to 2 storeys and gables. Tripartite timber casement windows. Raised flush dormer to left bay. Rear wing has blocked original window now covered by outshut under extension of roof, and another window over boarded front door. Norwich Union fire mark. Interior: Stair in lobby with access from original kitchen. Parlour has chamfered chalkstone fireplace with timber lintel, the jamb bearing scratch date of 1593, and the lintel containing cupboard. Kitchen has large square fireplace with curing cupboard, a small ember hearth and access to former bread oven. Chamfered spine beam with double bar stops. Rear bay has axial gable fireplace with a second oven, which would have projected at rear, now removed and blocked.

- 3.2 There is a nearby barn that is also listed Grade II indicated in figure.2. This is known as Rendells Barn with the associated listing as follows:

Barn, now pig shed. C18 or early C19. Timber framed on brick sill, weatherboarded, with single roll pantiled roof. Four bays, with midstrey on field side. Jowled posts with angle braces to tie beam trusses, having raking struts to principal rafters. Roof quarter hipped at ends, hipped over midstrey.



Fig.2 Facing east - Rendells barn viewed from Rustic Barns

- 3.3 The property also lies within the village Conservation Area, for which there is an appraisal dating from 2003 that assesses its character referring to the high number of agricultural buildings within the village, reflecting its original function, allowing more views to countryside beyond and the lack of individually significant buildings with a high degree of informality. Rustic Farmhouse site marks a transition from the more open north part to the more densely developed southern part of the village centre.
- 3.4 The farmhouse is of distinctive timber frame and thatch form and has a street presence near the 'The Pound' one of the key open areas identified in the village. Set back from the road and lying within a setting of open gardens to south and east, it accords with the open rural character of the village. It contrasts to the former barns to the west which are brick and timber boarding and tile and run up to the edge of the highway. These read as distinctly separate entities although within a shared historic setting (Fig.3)



Fig. 3 View from The Street between Rustic Farmhouse and Barns.

- 3.5 At the rear of the farmhouse is a clear visual and physical barrier around what is now the garden to the farmhouse created by outbuildings and solid fence, including a new build garage along the rear boundary. This creates a new curtilage to the farmhouse and divides up the former farm yard. As a result, there is now a clear visual separation and curtilage to Rustic Barns. Thus, whilst the barn remains ‘curtilage listed’ the current context is of visually separate properties.
- 3.6 The significance of the heritage asset is felt to lie in its association with the host farm house allied with its substantial size and traditional form, and whilst structural elements of the building remain, its contribution therefore lies in its appearance as part of the setting of the farmhouse, notwithstanding the subsequent modern changes to the curtilage.

4. Proposal – Need and Details

- 4.1 The applicant’s current energy demand is approximately 10-11,000 kW hours per year, not unsurprising for a dwelling of this size. They already have a green energy heating system using a wood pellet boiler. With rising energy prices, the applicant wishes to ensure energy security and install sufficient capacity to provide low carbon energy for their other energy needs.
- 4.2 The applicant would like to place 25 panels on the roofs following advice from a solar energy company, of what is required to support the power consumption of the dwelling as far as is practicable.
- 4.3 The applicant proposes to install a solar panel array to the roof of the barn and attached barn. They would cover the majority of the southwest facing roof of the main barn in a uniform pattern. This will be on the ‘blind side’ to Rustic Farmhouse and Rendells Barn. As it faces southwest, this is a good orientation to capture the sun.



Fig.4 Southwest elevation to barn



Fig.5. View of outbuilding from the main village street showing no view to the main barn roof with only the very apex visible (indicated LHS).

- 4.7 Battery storage will be in two small units and proposed initially, as wall mounted on the north end of the southwest elevation.

5. Impact on Heritage Assets

- 5.1 The panels will be mounted on roofs that are modern and installed when the conversion occurred, so no loss of historic fabric is involved.

- 5.2 The panels are on the blind side from the host listed building.
- 5.3 Views generally of the panels will be extremely limited and the farmhouse would be entirely hidden from view in those views such that its setting would be unaffected. The view from the main street would offer a glimpsed narrow angle view for the outbuilding with no view of the main barn roof.
- 5.4 The setting of the host farmhouse has been significantly altered with development of the farmyard post listing, such that there is no strong relationship between the farmhouse and the barns.
- 5.5 Historic England Advice Note 18 Adapting Historic Buildings for Energy and Carbon Efficient officer useful guidance. Para.96 advises about incongruity. The proposal seeks to cover the roof in uniform and simple panel arrangement away from the public gaze and without interfering with the setting of the principal farmhouse that, as stated above, has been significantly altered. Physical works to accommodate and maintain the panels should not preclude installation. In this case the roof is modern so in any case no interference with historic fabric arises. It is not possible to hide the panels (para.97) but they are discretely located which accords with para.99. Whilst the barn is a substantial building para.100 advises that panels on outbuildings can often be done without any harm to the listed building special interest.
- 5.6 The provision of renewable energy is generally accepted as being in the public interest as set out in NPPF para W3 and is also broadly in line with the objectives of Core Policy 41.

6. Biodiversity

- 6.1 A preliminary roost assessment has been carried out. The ecologist reported that “The roofs of the Main Barn and Little Barn are both considered to have Negligible potential to support roosting bats.” The report is appended to this application.

7. Residential Amenity

- 7.1 The proposal involves a roof that faces across the rear sections of gardens to dwellings that front on to The Street and across to the rear of the village shop. There are no changes to the building that involve bulk or height so there is no change to any overshadowing of gardens.
- 7.3 There are holiday chalets sited to the west of the application site and north of the above back gardens. Amenity areas to these chalets are on the north side. These chalets are well screened by a substantial hedge that also provides privacy to the back gardens.
- 7.2 The panels will be of matt black finish to ensure no glare or reflections that could provide an irritant to neighbours whilst in their gardens.

8. Summary

- 8.1 The proposal to enable the applicant to move towards a low carbon energy dwelling in accordance with national policy.
- 8.2 The number of panels are directly related to calculated energy needs of the dwelling.
- 8.3 The host building is a curtilage listed building. The new roof means that no loss of heritage fabric is involved.
- 8.4 The siting of the panels is discrete such that it will preserve the setting of Rustic Farmhouse, the principal building.

- 8.5 More generally the panels are not in public view, and their matt finish and layout is designed to give a uniform appearance to the roof to minimize any visual impact.
- 8.6 Overall the proposal will not impact on the significance of the heritage asset whilst helping to reduce the carbon footprint of the dwelling.
- 8.7 The proposals will not impact on any bat roost.
- 8.8 The position and type of panels will ensure no impact on residential amenity.

Simon Rutter MRTPI