

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/05262
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Hatch Farm, East Hatch, Tisbury, Salisbury, SP3 6PH
DEVELOPMENT DESCRIPTION:	Carefully dismantle leaning section of boundary wall and stone gate surround. Form new foundation and rebuild wall and gate surround in recovered materials in matching bond and height as existing.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Hatch Farmhouse is in the hamlet of East Hatch.

It is a grade II listed building, designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

‘Farmhouse. Late C17, addition of early C18. Dressed limestone, tiled roof, brick and stone stacks. L-plan C17 range to east with C18 L-plan wing to west. Two-storey, 2-window front of C18 range; planked door to right, two 3-light recessed chamfered mullioned casements to ground and first floor. C17 range to right has single-storey wing with C20 porch and planked inner door to right return, range to right has 3-light and 2-light mullioned casements. Rear of C17 range has blocked doorway, 4-panelled door and two 3- light mullioned casements to both floors, C18 range and rear wing has blocked window, wooden casements. Interior has chamfered beams, altered C20’.

A stone wall abuts the farmhouse on its lefthand side. There is a doorway through the wall which is approached by stone steps that lead up from the road (which is at a lower level).

Structures that predate July 1948 within the curtilage of a listed building can be deemed to be covered by the list description (colloquially known as ‘curtilage listed structures’). As such, the wall that is the subject of this application, is considered by listed.

The farmhouse is not in a conservation area.



Photo included within the agent's heritage statement

PROPOSAL

The following is copied from the Heritage statement provided by the agent:

'The proposed works comprise:

- *Careful, hand dismantling of the affected wall and gate surround, recording and setting aside each stone for reuse.*
- *Excavation and preparation of a new foundation beneath the affected run, designed to address the ground subsidence and provide a stable base.*
- *Rebuilding of the wall and gate surround using the same stone, recovered and reused, laid to match the existing coursing, bond, height and profile exactly, including reinstatement of the moulded, ramped coping in its existing form.*
- *Reinstatement of the gated entrance in its present form and position, using the existing gate and ironmongery where sound, or a matching replacement where an element cannot be reused.*

No change is proposed to the height, alignment, materials or overall appearance of the wall or gate. The works are a repair, not an alteration, and are intended to return the structure to a stable version of its existing form.'

RELEVANT PLANNING HISTORY

Proposal / Summary

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)

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 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

West Tisbury Parish Council: support

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 comments 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 statement provided by the agent. The report was considered a sufficient assessment of the significance of the wall and its relationship with the main farmhouse.

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, and in so far as it relates to the current application, the significance of the farmhouse and wall, lies largely with ...

The farmhouse is of interest (architectural, historic, social and communal) as a late seventeenth-century farmhouse with an early eighteenth-century addition;
That it is constructed in a local limestone;
That it has traditional features such as mullioned casement windows;
It has a clay tiled roof with stone stacks and coped verges;
That it is sited at the intersection of two roads;

The wall, being constructed of stone and with architectural detailing, makes a strong positive contribution to the setting of the farmhouse;

The gate within the opening provides a sense of enclosure and therefore makes a contribution to the significance of the wall.

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.

OFFICER ASSESSMENT

The justification for the works is clearly set out in the supporting documentation and as evidenced in the photo (above).

The wall is in a parlous condition and needs to be dismantled to provide new footings and then rebuilt.

The works would ensure the continued preservation of the wall and gated opening and sustain its contribution to the significance of the site as a whole.

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?	

CONCLUSION

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires consideration of whether the proposed works preserve the listed building, its setting, and any features of special architectural or historic interest.

Paragraph HE6, 2 says '*Development proposals which would have a positive effect on a designated heritage asset should be supported*'.

The wall is considered to be covered by the listing for the farmhouse. The proposed works would essentially be works of like-for-like repair and would ensure the preservation of the wall which makes a strong positive contribution to the setting of the farmhouse.

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

RECOMMENDATION:

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

Standard 3 years

Approved plans

The wall shall be rebuilt to match the existing ie matching the existing coursing, bond, height and profile, including reinstatement of the moulded, ramped coping in its existing form;

Any new stone shall match in geology and appearance the existing stone

The mortar mix shall be a lime mortar