

**TOWN & COUNTRY PLANNING ACT 1990
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**INTERNAL ALTERATION, REMOVING A WALL AND INSTALLING
AIR CONDITIONING TOGETHER WITH THE PROVISION OF A NEW
OUTDOOR SWIMMING POOL –
AT
LANHILL STABLES, LANHILL, CHIPPENHAM, WILTSHIRE, SN14 6LY**

**PLANNING STATEMENT
(Including Heritage and design commentary)**

Prepared by

**Simon Chambers, BSc (Hons) MA MRTPI
Director
LPC (Trull) Ltd**

Our Reference: SWLC.LPC6414

October 2026

LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd have been instructed to support the householder changes proposed at Lanhill Stables, Lanhill, Chippenham, Wiltshire, SN14 6LY.



- 1.2 My clients; Mr and Mrs N Matthew, together with their 3 children have recently moved into the above property and wish to invest in its on-going quality as their forever family home. The property is a Grade II Listed Building.
- 1.3 It is the purpose of this overarching Planning Statement to include a proportionate heritage and design commentary to support their desired changes. The proposed changes will be described, as will the significance of the heritage asset and the nature of impact of the changes proposed. It will be shown that the changes will be satisfactorily assimilated and that by reference to both national and local planning considerations there are no substantive reasons to seek to resist the application development.

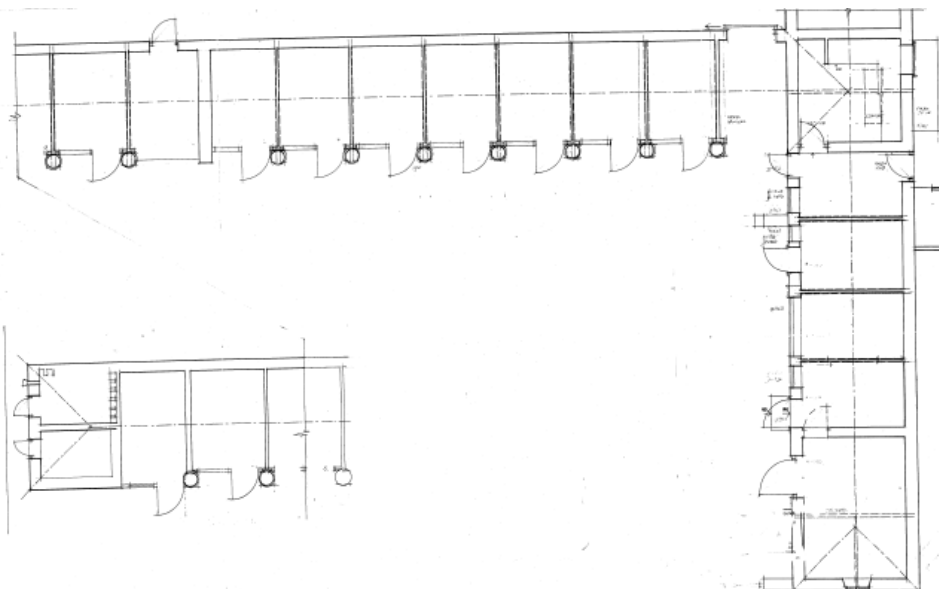
2.0 APPLICATION BACKGROUND AND THE PROPOSAL

- 2.1 The change of use and residential conversion of the application property was originally executed pursuant to applications N/03/02177/COU and N/03/02176/LBC. The development created a four bedroomed property, with an attached two bedroomed annex.
- 2.2 The existing plans enclosed with this new householder application fully reflect the conversion details approved. In 2013 Listed Building Consent (LPA Reference N/13/01021/LB) was granted for 'Repair, Replacement and

Retention', following fire damage to parts of the converted building. The assessment provided at that time confirmed that much of the original roof timbers had been previously replaced and that there was little of the historic fabric to be safeguarded. The extent of the fire damage is shown below by those photographs taken at the time.



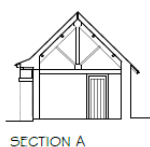
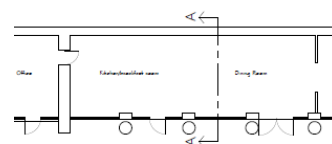
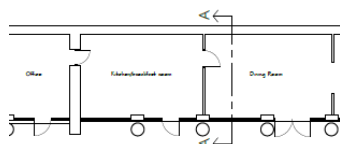
- 2.3 The original conversion obviously substantially changed the elevational treatment of the inward-looking side of the 'L' shaped original building, as well as the plan form. The original plan form is shown by the plan extract below, included with the 2003 approved conversion scheme. As the building's historic stabling function and name suggested it was subdivided into 17 stalls, with no internal connectivity. It is understood though to have originally been a cow byre as the farm's stables were linked to the main house.



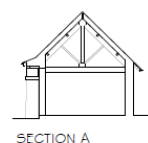
- 2.4 The schedule of works included with the 2003 applications, regarding the living space, referred to demolition of partitions and '*form new block partitions*

in 100mm blocks to underside of roof structure. Bond to existing walls with fixing cramps at 300mm centres (this detail is common to all partitions except where stated)'. A doorway was included between the dining room to breakfast area, and a larger double opening between the dining room and living room. These openings were said to be 'formed with engineering brick'.

- 2.5 Internally, to negate the duplication of the dining areas next to each other (breakfast and dining) the enclosed application seeks to remove the block partition walling described above, and previously provided between the dining and breakfast area, providing a single family hub. The photograph inserted below shows the new door between the dining area and the breakfast room beyond, and the related wall (circled) it is proposed to remove, including the infill to the partially exposed truss frame, to match the one in the foreground. The existing and proposed plan extract inserted thereafter show the wall in question removed.



Existing



Proposed

2.6 As part of the house's future proofing it is also proposed to install air-conditioning. Details of the system to be provided are inserted below, together with the indicative detailing/routing provided by the specialist supplier. There are three ground mounted units that service the various parts of the house. Although smaller, they are akin to a ground mounted heat pump and will be individually screened with fences and planting.

Air Conditioning

Product Information

MFZ-KT R32 Floor Mounted System

Inverter Heat Pump

Making a
World of
Difference

MFZ-KT - INDOOR UNITS	MFZ-KT25VG	MFZ-KT35VG	MFZ-KT50VG
CAPACITY (kW)			
Heating (nominal)	3.4 (1.3-4.2)	4.2 (1.1-5.0)	6.0 (1.5-7.2)
Cooling (nominal)	2.5 (1.0-3.2)	3.5 (0.9-3.9)	5.0 (1.2-5.6)
Heating (EER)	2.79 (1.07-3.44)	3.53 (0.9-4.10)	4.92 (1.23-5.90)
Cooling (EER)	2.45 (1.07-3.14)	3.43 (0.88-3.80)	4.90 (1.18-5.49)
SEER (nominal)	0.79	0.7	0.75
SCOP / SEER (BS EN14825)	3.74 / 4.03	3.41 / 3.30	3.23 / 3.23
SEER (BS EN14825)	4.2 / 6.5	4.4 / 6.6	4.2 / 6.8
ENERGY EFFICIENCY CLASS	A++ / A++	A++ / A++	A++ / A++
AIRFLOW (l/s)			
Heating - Silent-Low-Mid-High	58-67-80-102-162	58-67-80-102-162	100-126-157-193-233
Cooling - Silent-Low-Mid-High	65-80-108-130-148	65-80-108-130-148	93-112-143-173-205
PIPE SIZE mm (in)			
Gas	9.52 (3/8")	9.52 (3/8")	12.7 (1/2")
Liquid	6.35 (1/4")	6.35 (1/4")	6.35 (1/4")
SOUND PRESSURE LEVEL (dBA)			
Heating/Cooling - Silent-Low-Mid-High	19-23-30-37-44 / 19-24-31-37-41	19-23-30-37-44 / 19-24-31-37-41	26-35-40-44-48 / 28-30-37-40-48
SOUND POWER LEVEL (dBA)	54	54	60
WEIGHT (kg)	14.5	14.5	15
WEIGHT (kg)	750 x 215 x 800	750 x 215 x 800	750 x 215 x 800
ELECTRICAL SUPPLY	Fed by Outdoor Unit	Fed by Outdoor Unit	Fed by Outdoor Unit
FUSE RATING (BS88) - HRC (A)	6	6	6
INTERCONNECTING CABLE No. CORES	4	4	4

SUZ-M - OUTDOOR UNITS	SUZ-M25VAR1	SUZ-M35VAR1	SUZ-M50VAR1
SOUND PRESSURE LEVEL (dBA)	48 / 45	48 / 48	49 / 48
SOUND POWER LEVEL (dBA)	59	59	64
WEIGHT (kg)	30	35	41
WEIGHT (kg)	800 x 285 x 550	800 x 285 x 550	800 x 285 x 714
ELECTRICAL SUPPLY	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz
PHASE	Single	Single	Single
SYSTEM POWER INPUT (kW)			
Heating/Cooling (nominal)	0.60 / 0.71	1.07 / 1.00	1.61 / 1.54
Heating/Cooling (EER)	0.66 / 0.61	0.91 / 0.86	1.37 / 1.32
STARTING CURRENT (A)	3.7	5.0	8.0
SYSTEM RUNNING CURRENT (A)	3.7 / 3.0 (EER)	5.0 / 4.4 (EER)	8.0 / 7.1 (EER)
FUSE RATING (BS88) - HRC (A)	10	10	20
MAINS CABLE No. CORES	3	3	3
MAX PIPE LENGTH (m)	20	20	30
MAX HEIGHT DIFFERENCE (m)	12	12	30
CHARGE REFRIGERANT (R32) / CO₂ EQUIVALENT (T) - R32 (GWP 675) - Tm	0.65 / 0.44	0.90 / 0.61	1.20 / 0.81
MAX ADDITIONAL REFRIGERANT (R32) / CO₂ EQUIVALENT (T) - R32 (GWP 675)	0.91 / 0.61	1.19 / 0.78	1.66 / 1.12

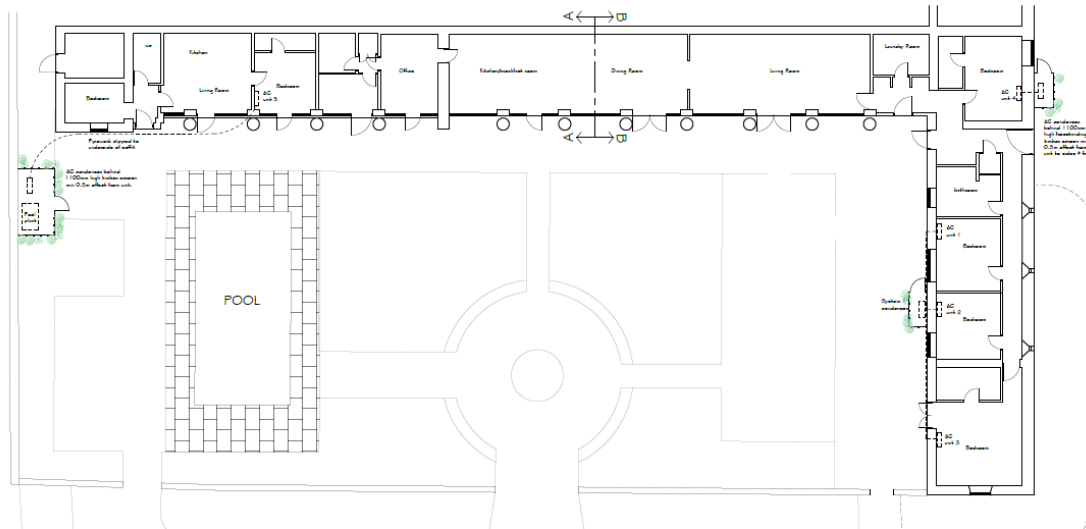
PRODUCT DIMENSIONS



- 2.7 The landscaped and intimate garden area is mainly positioned to the south of the house, and as the photographs inserted above (and on page 2) show, it has been formally laid out. It is proposed to reflect the geometry and to accommodate the proposed new swimming pool, just under 10m by 5m within the quadrant to the west of the garden, in front of the annex. The positioning chosen means that the necessary plant can be accommodated in the same screened area alongside the stone boundary walling to the west, using an insulated plant box (1200mm high and 1410mm wide by 820mm in depth). The image below shows the type of box to be used but clearly hasn't been screened as proposed in this case, and as can of course be conditionally controlled. The image to the right shows the existing garden shed that will be replaced up against the garden boundary.



- 2.8 The pool surround will match the existing patio slabs evident in the above photograph, which again can be conditionally controlled.

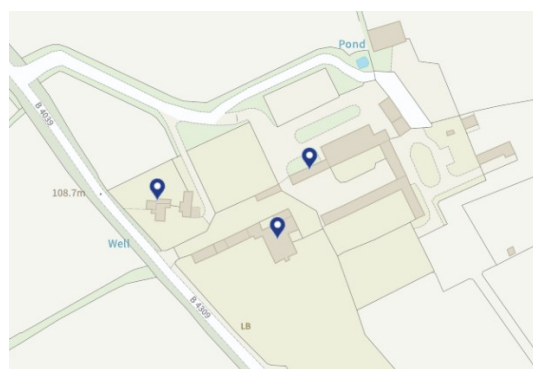


3.0 HERITAGE ASSESSMENT

3.1 A heritage asset is defined by the NPPF (2026) as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing)'.

3.2 Lanhill Stables is a Grade II Listed Building but listed together with Lanhill Farm buildings as the Historic England schedule inserted below shows. Interestingly, the house description refers to a linked stable range to the north west and explains by reference to the separate schedule for the application stables that they were adapted for that use in the 20th century. Accordingly, the internal stalls were introduced at that time (before being further modified in respect of the residential conversion). As the map extract below shows the listed group of buildings includes three designated heritage assets and for completeness all three listed descriptions are inserted below, starting with the house.



**CHIPPENHAM WITHOUT LANHILL ST 87 NE 3/223 Lanhill Farmhouse and
stables attached**

GV II

Estate Farmhouse c1845 by James Thomson for J. Neeld of Grittleton House. Squared rubble stone with stone-tiled roofs and clustered octagonal chimney shafts, one group of 4 to ridge of each rear wing and large side wall stack to west side. 2 storey and attic, roughly square plan. Picturesque cottage style. Main front of 2 half-hipped gables overhanging at eaves, 2 first floor oriels with hipped roofs, small paned casements and stone brackets carried down to moulded stone string course and two 2-light moulded recessed stone-mullion windows to ground floor. To centre, projecting thin Italianate porch tower in 4 stages: chamfered doorcase with arched window over, window with bowl-shaped sill and moulded head, then set-off to 3rd stage with sundial panels on 3 sides, then set-off to bell-turret with 2-light arched opening on each side and pyramid roof. West and east sides with paired gables and 2-light recessed moulded stone-mullion windows with small-paned casements. In north east angle C20 rendered 2-storey range with stone-tiled roof built over original north single storey range with half-hipped cables. Attached at north west angle, long stable range with hipped roof, single storey, with window and door, paired stable doors, single stable door and 6 open bays with circular pillars.



Farmhouse

*CHIPPENHAM WITHOUT LANHILL ST 87 NE 3/224 Farmyard buildings at
Lanhill Farm*

GV II

Estate farm and stable buildings, c1845 by J. Thomson for J. Neeld of Grittleton House. Coursed rubble stone with stone-tiled roofs. Reversed F-plan. Main court, open to west, has low ranges to north and south with roofs hipped to west end, range to north of stabling embraces 2 gabled cart-entrances with dove openings over of a large 9 bay barn with half-hipped gables. Barn has cambered stone inner arches to south cart entries, plain timber-lintel north entries and king post roof trusses with angle struts. Ashlar stack on east wall. East range of court, obscured by modern barn, is 7 bay open cartshed with circular piers. South range is open to secondary, south, court, 13-bay stall range, converted in C20 to stable range with circular piers between, the central 11 bays have roof lifted higher on extended piers. The east side of this court is range of 4 stables with roof hipped at south end.

CHIPPENHAM WITHOUT LANHILL ST 87 NE 3/225 Nos. 1 and 2 Lanhill Cottages

GV II

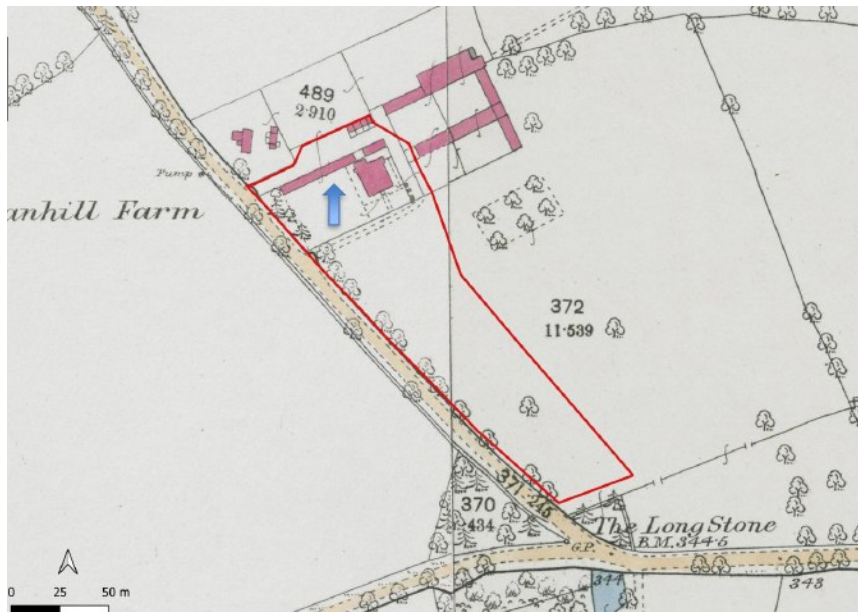
Pair of estate cottages, c1850, by J. Thomson for J. Neeld of Grittleton House. Coursed rubble stone with stone-tiled eaves roofs, half-hipped at gables. Ridge stack and outside wall stacks to north and east sides, ridge stack truncated, side wall stacks with ornate circular Romanesque style shafts. L-plan, one-and-a-half storeys. Picturesque cottage style. Flush quoins and raised string course. Identical south and west gable ends with small triangular-plan first floor oriel carried on single curved bracket and with stone-tiled roof, ground floor 2-light flush stone-mullion window. In angle of L, double porch, square-plan and lean-to to each wall face from square outer pier, stone tiled-roofs meeting in a valley on diagonal. Tudor-arched ashlar doorway to each face. Later inserted window to left and right of porch and first floor dormer. 3 similar inserted dormers to rear east side.

- 3.3 It is understood that the single storey linear range attached to the north west corner of Lanhill House was converted as an annex by applications

N/90/03025/LBC and N/90/03026/FUL. The former domestic stable building is believed to have formed part of the early planned estate farm development in c.1850. The farmyard buildings described in the second schedule above are located approximately 30m to the north east of the House and have all now been converted as two large private residences.

- 3.4 Over and above the planning history outlined in the previous section of this statement earlier application research is relied on herein which has confirmed the area's historic development. It indicates that having come into a significant inheritance in 1827, Bristol solicitor Joseph Neeld (1789-1856) bought the Manor of Grittleton and set about redeveloping the 17th century house and enlarging the estate holdings. During this time Neeld created several notable estate farms, including that at Lanhill, built c. 1850. Lanhill Farmhouse and buildings were developed in the mid-19th century across agricultural Plots 237, 238, 239 & 279 as recorded on the map of Tithings for Chippenham and Allington, dated 1848.
- 3.5 Lanhill House was constructed in c. 1850 to plans by architect James Thomas (1800-1883). The property is recorded on the 1851 census as New Lanhill Farm. The first occupant is recorded as Biddestone born Robert David Little (39), Farmer and Land Surveyor, farming 300 acres and employing 10 outdoor Labourers. Robert shared the property with wife Susan née Deverell (1839-1855), their seven children aged 10 months to 11 years, Governess Ellen Wellkind and three general servants. Robert Little passed away in 1852 and the farm was taken over by his half-brother Edward Little (1815-1882). Edward and his family moved from Sheldon Farm, Chippenham to Lanhill House between 1852 and 1861. During that time Joseph Neeld passed away (d. 1856) and Lanhill House and Farm were conveyed to his brother John Neeld (1805-1891), along with surrounding lands and holdings.
- 3.6 The farmhouse was first recorded in detail in 1885 for the First Edition Ordnance Survey Map. Lanhill House is shown within the domestic curtilage on the next page, along with a narrow annex and dog kennels to the northeast and the earlier mention original stabled (see the blue arrow). Lanhill House was accessed from grounds to the southeast. The farmhouse and agricultural buildings (including the application site) are separated by a boundary to the

northeast that segregated the domestic dwelling and grounds from the working agricultural buildings, access separately too, as was the custom from the mid to late 19th century.



- 3.7 Following John Neeld's death in 1891 the estate (or part of) is understood to have passed to his son Sir Audley Dallas Neeld (1849-1941). Lanhill Farm was certainly in Audley's possession by 1910, as confirmed by the Lloyd George survey of that year. In 1912 Audley financed the provision of pumped water to several farms on his estate, including Lanhill Farm. By 1933 Lanhill House was occupied by Hilary R. W. Wood (39). The 1939 census gives more information about Captain Wood who is listed as retired, living on a military pension. Hilary is listed living with wife Margaret Alice Wood née Forbes (44) and their daughter Dorothy Wood (17) listed as Domestic Servant. A further twelve people are registered at the address. Of those publicly listed, Barbara Curtis is registered as part of the Woman's Land Army likely working on the farm. Two are listed as Domestic Servants, with two further entries listed under Domestic Duties, which may relate to house staff. The Ball family are also listed as Pamela Ball aged 5, at School and William Ball, Insurance Surveyor and one Eva Smith, Unpaid Domestic Duties. Wood divorced Margaret in 1951. The Divorce Decree states that Wood was then resident at The Manor House, Castle Combe. By 1953 records suggest that Lanhill House and farm were occupied (and possibly owned by) Thomas and Nellie Hatherell. By 1957 Lanhill House and farm were within private ownership.

The site was put up for sale at auction in December of that year by John D. Wood & Co, on instruction from the Hatherells. The farm of 196 acres reached £32,750.00 at auction and was reported as sold in January 1961. The buildings and land belonging to Lanhill Farm were sold as separate holdings in the 1990s at which point the farm buildings/stables residential redevelopment was first conceived.

- 3.8 The former farm buildings and subsequent adapted stable range has architectural and historic significance through association with Lanhill House, and as indicated by the above summary, by reason of its well documented history. The relatively modern conversion of the application building has permanently altered the historic character and removed historic fabric. Despite the alterations made though the wider contribution to the setting of Lanhill House and the understanding of the historic format of the estate farm confirm its contribution is a positive one, and its significance is therefore considered to arise primarily from its aesthetic (fortuitous) and historical (illustrative) value.
- 3.9 With regard to the development's impact on this significance it is noteworthy that in respect of the grant of permission to adapt the single storey range of buildings to the immediate north of Lanhill Stables as additional accommodation (known as Lanhill Farm) by application PL/2021/11382, the case officer's delegated report noted, *'the conversion will fundamentally and necessarily affect how the interior of the building is read; from inside the historic use as stables will no longer be particularly evident. However, the stables are only one part of the entire listed building, and their contribution to its significance is greater in terms of the external appearance and layout that has evidential value as to the use of the various parts of the building and the courtyard, and aesthetic value'*. The same is applicable to the removal of the one non-original wall, the subject of this application (the subdivision was added in the last century in any event). Its external evidence of the historic use is unchanged by the removal of the single new wall.
- 3.10 Overall, the impact of the changes made is consequently very modest as the internal wall to be removed is not in and of itself original and has a neutral impact on the aesthetics and historic qualities of the property. The other

changes are transitory and directly related to the new and now well-established residential use of the property. Even the pool could be infilled, as a modest garden change, but is not excessive in any event, and is entirely commensurate with the well cared for and intimate domestic setting. The external floor mounted AC units will be well screened and are not incongruous in a garden setting so that even if seen to be a discernible change the impact has been minimised and of course should be balanced with the positive introduction of low carbon servicing solutions. The converted property cannot be easily adapted to introduce passive cooling solutions because of the size of the glazed infill and other fixed openings. Additionally it is a single storey structure so air circulation is limited and my clients have experienced how the thick walls heat up and retain the heat of the day through the summer.

4.0 PLANNING POLICY AND LEGISLATION

4.1 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 and 66 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.

4.2 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.

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 England Advice Note 2 – Making changes to Heritage Assets (2025)

- Historic England Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency (2026)

4.3 Whilst not directly relevant to listed building consent applications, but in this case relevant to the householder submission conjoined, the following development plan policies (Wiltshire Core Strategy-2015) give an indication of the Council's approach to assess design and 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."

4.4 Returning to the NPPF the policies therein require that any harm to the significance of a designated asset must be justified and weighed against the public benefits of the proposal.

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and

the positive contribution they can make to local character and distinctiveness;
and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect 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). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and **enabling energy efficiency and low carbon heating measures to be employed**.(my emphasis).

5.0 ASSESSMENT

- 5.1 in light of the legislative framework outlined earlier to assess the application's heritage impact it is clear that to appreciate the impact of the proposed changes 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.
- 5.2 The significance of a heritage asset is not static; it is shaped in this case by its architectural, and historic, 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.

- 5.3 This assessment is grounded in the statutory duty under Section 16 and 66 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.
- 5.4 The previous residential conversion of the application building, which itself had been previously subdivided as horse stalls, replacing the original agricultural use, introduced a very clear residential character of use and setting. The planning history indicates that to facilitate the conversion (and evidenced by the fire) much of the historic fabric, particularly internally had been lost. The removal of the one internal modern blockwork wall as proposed does not result in the loss of any historic fabric and is a neutral residential modification that does not materially impact on the aesthetic or historic significance identified and experienced externally. It is a neutral change.
- 5.5 Externally the setting of the listed building is provided by its historically associated functional landscape, this of course sits beyond the intimate landscaped garden areas. Both the new swimming pool and planted/screen modest sized AC units will be read as modest residential changes commensurate with the well maintained residential context and do not diminish the aesthetic and historic significance identified. It is the case for the applicant that these changes contextually are neutral too in terms of their impact on the property's heritage significance.
- 5.6 The effects are localised and the design and execution of the works have minimised the harm. Therefore, for the purposes of HE5(2)(c), even if the neutral impact is not agreed the degree of harm is very low. Notwithstanding its very low level, a finding of harm is a matter of considerable importance and weight as advised by HE6(3). It is of course every common for swimming pools to be constructed within the grounds of a residential listed building as an obvious garden fixture, capable of reversal, I have therefore focused on the one change that requires conditional mitigation to assist its accommodation.

- 5.7 Historic England issued an updated note on 11th September regarding Energy Efficiency and Retrofit in Historic Buildings. The opening paragraph say, *'Well considered maintenance and repair work should always be the first step to ensure the longevity of our built heritage. However, it is becoming increasingly important to adapt historic buildings, to make them more resilient to the effects of climate change and mitigate their impact on the environment.'* The guidance note is intended to provide clarity and support consistent decision-making for proposals to reduce carbon emissions and improve the energy efficiency of historic buildings whilst conserving their significance and ensuring they remain viable places to live in the future.
- 5.8 Historic England's Note 18, Section 4 Climate action through adapting historic buildings: common interventions, at paragraph 94 indicates that Changing boilers, heating and hot water systems to low carbon alternatives, such as heat pumps, will generally be acceptable. The impact of heat pumps can generally be minimised through careful siting, design and screening. Heat pumps are directly comparable to the air conditioning units proposed as the heat exchange process is effectively the same.
- 5.9 it is acknowledged that passive cooling should be considered first. Measures can include solar shading, natural ventilation, night-time cooling, managing windows, reducing internal heat gains and making use of the building's thermal mass. Historic England's research specifically aims to identify ways of keeping historic buildings comfortable without relying on air conditioning. However, Historic England's guidance, updated in July 2026, acknowledges that hotter summers and heatwaves are increasing overheating risks in historic buildings. It therefore isn't simply saying "don't cool historic buildings"; instead, it recommends assessing the particular building, its construction, use and occupants and considering appropriate cooling strategies. Accordingly, Historic England's own guidance helps indicate that air conditioning and electrical comfort cooling are likely to affect the special interest of a listed building and therefore normally require Listed Building Consent, but that doesn't mean air conditioning is automatically unacceptable. The applicant has experienced the difficulties of cooling the existing building over the recent summer and passive solutions have not been available and therefore great

care has been taken to carefully position the equipment and minimise the routing connections to the internal freestanding appliances examples, thus ensuring the impact on historic fabric and appearance is minimised. The units are screened and discretely sited and it is maintained the impact is mitigated by the climate emergency they are intended to address.

- 5.10 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 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is my conclusion that the works have an acceptable effect on the character of the building as a building of special architectural and historic interest. If this is not agreed as there is no dispute the addition of external plant is a modern change, that change is justified on balance by reference to HE6.4. Although a finding of harm would create conflict with Core Policy 57 (i and iv) and 58 of the Wiltshire Core Strategy (WCS), development plan policies are not determinative in this case. For the above reasons, the requirements of the statutory duty have been fulfilled, and the proposal should therefore be supported subject to relevant conditions.