

Erection of glazed extension to curtilage listed building at Thyme - Southrop Estate Office Southrop Estate Southrop Lechlade Gloucestershire GL7 3PW

Listed Building Consent 25/02722/LBC	
Applicant:	Southrop Estates Ltd
Agent:	Taw Fitzwilliam
Case Officer:	Amy Hill
Ward Member(s):	Councillor David Fowles
Committee Date:	14 January 2026
RECOMMENDATION:	PERMIT

UPDATE: This application was deferred at the 10 December 2025 Planning and Licensing Committee Meeting to allow for a Sites Inspection Briefing. The purpose of the S.I.B. was to assist Members in their consideration of the application with regard to the complexity of the site (*sensitive location - Conservation Area, Cotswolds National Landscape and affect on listed buildings*)

1. Main Issues:

(a) Design and Impact on Heritage Assets

2. Reasons for Referral:

2.1 Cllr Fowles requested that the full planning application be considered by the Review Panel for referral to the Planning & Licensing Committee, for the following reason(s):

2.1.1 This site has a long history of applications from when it first started trading as a cookery school and in addition to developing the current business, the pub has been bought and a number of other residential properties have also been acquired. The business has very little engagement with the village either by virtue of generating local employment or providing locals with a leisure amenity. Indeed the applicant has stated that the key reason for wanting to develop the spa is so Thyme can compete at the very top of the leisure and hotel sector

2.1.2 There is real concern that historic applications that were granted consent have not had the conditions properly complied with ie 19/04203/FUL and 17/01018/FUL. I believe that the enforcement team need to look into these two applications

2.1.3 *In particular there is a real highway safety issue in Southrop as a result of the opening of the overflow car park which is now the only operational car park. The impact on the village is not anecdotal but can be measured via the recently introduced speed cameras*

2.1.4 *The proposed development will have a dramatic effect on the conservation area and the surrounding listed buildings. It will be visible from the road and footpaths.*

2.1.5 *There is concern about noise and light pollution, in particular the plant room which is located right on the boundary of a neighbour's property. In addition three more bedrooms are proposed very close to a neighbouring property. This is not a business which shuts at 5.30pm. It operates 24/7.*

2.1.6 *Finally, whilst everyone understands that this application should be judged on its merits, it is not unreasonable to assume that further applications will be made*

- 2.2 The associated listed building consent application was bought before the review panel for completeness.
- 2.3 The Review panel agreed the request for the application to be considered at the Planning and Licensing Committee, as it was necessary to consider and balance the potential harm to the Conservation Area and surrounding listed buildings, and the potential amenity impacts upon the neighbouring residents, as required by local and national policy.

3. Site Description:

- 3.1 The wider site comprises Thyme, a collection of converted and extended agricultural buildings which form a hotel, spa and restaurant. The site is located within the village of Southrop, with access to Thyme via a road which also serves Southrop Manor and St Peters Church. It has a second main entrance with parking area to the south east of the village.
- 3.2 The converted agricultural buildings are Grade II listed and lie adjacent to the Grade I listed St Peters Church, with Southrop Manor, a Grade II* listed building beyond.
- 3.3 To the west of the aforementioned buildings, Thyme has incorporated other buildings, mostly used as accommodation. To the northeast of this is Southrop Lodge, a grade II listed building (listed as The Lodge), also run by Thyme.

- 3.4 The site which is subject to this application comprises land to the south of Stable Cottage (curtilage listed) and the area of land to the western side of it. There is an outdoor swimming pool and associated outbuilding to the north. To the west of the site, outside the boundaries of Thyme is another Grade II listed barn (currently known as The Dovecote) and the Grade II listed Newmans House.
- 3.5 A Public Right of Way (Southrop Footpath 7) bisects Thyme through its courtyard, separating the main historic barns from the application site. This continues to the south of the site through open fields. Additionally, Southrop Footpaths 8 and 9 run through the field to the south of the application site.
- 3.6 The site is located within the Southrop Conservation Area and Cotswolds National Landscape.

4. Relevant Planning History:

- 4.1 There is extensive planning history on the wider site.
- 4.2 The main applications relating to the conversion of the farm buildings include:
- 4.3 15/04754/FUL - Change of use of the Granary, Ox Barn, Lambing Sheds and Pigsties, Haybarn and associated land from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3 (food and drink), C1 (hotel), D1 (treatment and wellbeing/lectures/courses) and D2 (social events) use classes. Replacement of former barns to provide guest bedrooms. Construction of treatment and wellbeing buildings and the change of use of equestrian riding arena and other land, part to include overflow car parking, associated landscaping and all other associated works - Permitted - 17.06.2016
- 4.4 17/01013/FUL - Restoration, repair and reuse of existing buildings, including works to the Granary, Ox Barn, Lambing Sheds and Pigsties, the conversion of the Hay Barn to form ancillary kitchen and staff areas, the rebuilding of former barns as guest bedrooms, the change of use of an equestrian riding arena and other land, part to include overflow car parking, the planting of an orchard, landscaping and all other associated works; including the change of use from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3, C1, D1 and D2 use classes (Amended Application) - Permitted - 04.05.2017

Southrop Lodge:

- 4.5 16/04027/FUL - Change of use from residential (C3 use) to a mixed residential/hotel (C3/C1 use) together with associated minor works and change of use and conversion of the Hay Barn to ancillary hotel areas (reception and ancillary offices - C1 use) - Permitted - 25.11.2016
- 4.6 17/01018/FUL - Change of use of Southrop Lodge from residential (C3 use) to a mixed residential/hotel (C3/C1 use) together with associated minor works and structures [Amended Scheme] - Permitted - 04.05.2017
- 4.7 It is noted that the site is located within the red line boundary on the site location plan for the above application.

5. Planning Policies:

- TNPPF The National Planning Policy Framework

6. Observations of Consultees:

- 6.1 Conservation Officer: 2nd October 2025: No objections
- 6.2 Biodiversity Officer: No objections
- 6.3 Flood Risk Management Officer: Additional information or pre-commencement condition sought

7. View of Town/Parish Council:

- 7.1 None received directly on the Listed Building Consent application

8. Other Representations:

- 8.1 2 third party representations have been received, objecting to the application on the grounds of:
 - i. Reiteration of concerns raised on the full planning application
 - ii. Proposal would harm Southrop's heritage, setting of listed buildings and Conservation Area
 - iii. Unsympathetic and overdevelopment
 - iv. Proposed designs not vernacular, unsympathetic and out of character
 - v. Proposal would harm Stable Cottage

8.2 4 third party representations have been received, supporting the application on the grounds of:

- i. Enhancement to existing facilities
- ii. Opportunities for local employment and local business to work in partnership
- iii. Approval of works previously undertaken
- iv. Need for continued investment
- v. Design
- vi. Impact on Conservation Area
- vii. Highways and parking (majority of traffic issues not caused by Thyme)
- viii. Advantage of having facilities in village

9. Applicant's Supporting Information:

- Heritage Statement, dated August 2025
- Biodiversity Self-Assessment Form, dated 18/07/2025

10. Officer's Assessment:

Background and Proposed Development

10.1 The proposal involves the erection of a single-storey extension to provide a relaxation room. The extension would be a heavily glazed green flat roofed structure. It would extend to the side of the cottage by approximately 7.2m with a depth of approximately 4.2m. The main roof would have a height of 2.9m, with a stone chimney extending to 3.2m.

(a) Design and Impact on Heritage Assets

10.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant listed building consent for development which affects a listed building or its setting, the Local Planning Authority shall 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.

10.3 Considerable weight and importance must be given to the aforementioned legislation.

10.4 Section 12 of the NPPF seeks to achieve well designed places. Section 16 of the NPPF seeks to conserve and enhance the historic environment. Paragraph 212 states that when considering the impact of the proposed works on the

significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 states that any harm to or loss of significance, through alteration or development within the asset's setting should require clear and convincing justification. Paragraph 215 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

- 10.5 In addition to the above, it is noted that the Government published a draft version of the NPPF on the 16th December 2025. The consultation period for the aforementioned document expires on the 10th March 2026 and it is anticipated that a final version of the NPPF will be released in Spring 2026. Whilst the draft NPPF is a consultation document, it is considered that the proposed policies within it are a material consideration and must be given a degree of weight at the present time. Policies HE4, HE5, HE6 and HE9 in the draft NPPF address the impact of development within of designated heritage assets.
- 10.6 Further guidance is available within the Cotswold Design Code, the National Design Guide, and Historic England's Historic Environment Good Practice Advice in Planning: Note 3.
- 10.7 With regard to the setting of listed buildings, the site is considered to have former part of the wider garden area of Southrop Lodge. Whilst the proposal is linked to Stable Cottage, the design would result in the appearance of a distinct, albeit abutting garden structure, rather than an extension. This would include limited physical alterations of the cottage. The boundary wall would have an entrance added, and section rebuilt, however, the works would retain the form and significance as a boundary between Southrop Lodge and the field. Overall, the approach is considered sensitive to the curtilage listed building onto which it would be attached and the setting of The Lodge, and to therefore preserve the building and its setting. It is recommended that details, such as eaves, are agreed by condition.
- 10.8 The proposal is therefore considered to accord with the design and heritage considerations of Sections 12 and 16 of the NPPF.
- 10.9 The draft NPPF incorporates a greater level of detail on what would be expected from an assessment submitted with an application; however, given the conclusions drawn above, as well as the limited weight given to the policies of the draft NPPF at this time, the level of information submitted is considered

sufficient. The proposal is considered to generally accord with the policies of the draft NPPF.

11. Conclusion:

- 11.1 The proposal is considered to comply with the above considerations and as such is recommended for consent.

12. Proposed Conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling, roofing and external paving materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure the development is completed in a manner sympathetic to the site and to safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

3. Prior to the construction of any external wall of the development hereby approved, a sample panel(s) of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar (if applicable) shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure the development is completed in a manner sympathetic to the site and to safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. The oak frames and cladding shall not be stained or painted and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and to safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

5. Prior to the installation of any external doors or windows (including frame colour/finish), oak-frames, and the green roofs, in the development hereby approved, their design and details (including large scale plans and eaves details) shall have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and to safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

6. New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and to safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

7. No bargeboards or eaves fascias shall be used in the proposed development.

Reason: To safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

8. The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Informatics:

1. The development hereby approved shall be carried out in accordance with the following drawing number(s):

Location Plan

048_01_314 Rev P2 - Relaxation Room Proposed Plans

048_03_307 Rev P2 - Proposed Elevations Greenhouse west

048_03_308 Rev P2 - Proposed Elevations Greenhouse East and South

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.