Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Emmanuel Baptist Church

Address Line 1

Church Street

Address Line 2

Address Line 3

Wiltshire

Town/city

Trowbridge

Postcode

BA14 8RZ

Description of site location must be completed if postcode is not known:

Easting (x)

385731

Northing (y)

158119

Description

Applicant Details

Name/Company

Title

First name

Tim

Surname

Rouse

Company Name

West Wilts Vineyard

Address

Address line 1

West Wilts Vineyard

Address line 2

Emmanuel's Church Yard

Address line 3

Church Street

Town/City

Trowbridge

County

Wiltshire

Country

United Kingdom

Postcode

BA14 8RZ

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

We, Emmanuel's Yard currently have two signs on the piers that were installed in late 2018. They have been designed to fit within the blank sections of the carved stone to avoid covering the pattern work. These signs label the building as Emmanuel's Yard and point out the various community functions operating within the building.

Although the signs are recently installed the piers have been used historically for signage from when Emmanuel Baptist church was still running as a church. There are still remaining screws from previous signs. Please see photos uploaded into the plans section that show the historic use of these piers by Emmanuel baptist church and the current installation.

No part of the property will be altered, extended or demolished but rather signage has been affixed to an existing part of the property. And we commit to make good any damaged caused by these signs.

Has the development or work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

31/07/2019

Has the development or work already been completed without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was completed (date must be pre-application submission)

31/07/2019

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- [ ] Don't know
- [ ] Grade I
- [ ] Grade II*
- [x] Grade II

Is it an ecclesiastical building?

- [ ] Don't know
- [ ] Yes
- [x] No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

◯ Yes
⊘ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

We are not removing any part of the property but have affixed signs to the front gate piers. We will make good any damage perceived to the piers by erecting the Emmanuel's Yard signs and any other maintenance and upkeep of the piers would be the responsibility of the landlord.

Materials

Does the proposed development require any materials to be used?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENF/2022/0940

Date (must be pre-application submission)

13/04/2023

Details of the pre-application advice received

> Whilst we would not usually want to see signage affixed to decorative (and quite fragile) gate piers, it is understood that there are very few alternative options for providing signage in this constrained situation. It is also accepted that the building requires signposting and is serving some significant community functions, and that it is therefore in the public interest that it is accessible and signposted from the street.
>
>
> It appears that the signage has been fairly carefully designed and sized to fit within what appear to be blank panels on the piers and so, if you do proceed with an application, it would be helpful to include a picture of the piers without the signs to illustrate this. An application will also need to set out how the public benefits (from signposting the uses provided within the building and hence helping maintain the viability of the main building itself) outweigh the harm caused by the fixing themselves and by obscuring the piers with the signs. A holistic LBC application which also includes a commitment to carrying out appropriate repairs to the piers (the left-hand pier capital in particular seems in poor repair) would assist in making the public benefit argument in favour of the installation.
>

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

If No, can you give appropriate notice to all the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:

Number:
43

Suffix:

Address line 1:
Shails Lane

Address Line 2:

Town/City:
Trowbridge

Postcode:
BA14 8DY

Date notice served (DD/MM/YYYY):
30/05/2023

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Tim

Surname

Rouse

Declaration Date

30/05/2023

- [x] Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Tim Rouse

Date

28/06/2023