Wiltshire Council
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PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

NOTIFICATION OF Listed Building Consent

Application Reference Number: 18/06640/LBC

Agent CMS Architects Limited 26 Martingate Corsham SN13 0EZ United Kingdom	**Applicant** Mr Mike Smith 42 High Street CORSHAM SN13 0HF
Particulars of Development: - Small Housing Development and Improvement Works to the Rear of 42 High Street, Corsham. Consisting; 1. Removal of 1no. existing outbuilding 2. Re-cladding / enhancement of existing single storey rear stone extension 3. Conversion of existing outbuilding into extension of Rose Cottage 4. Provision of 3no. new dwellings (1no. new build and 2no. change of use within existing land.)	
At: Rear of 42, High Street, Corsham, SN13 0HF	

In pursuance of its powers under the above Act, the Council hereby grant LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

Subject to the following conditions:

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan 1760-A-PL-10 Rev D. April 2017.

Proposed Roof Plan 1760-A-PL-11 Rev C. April 2017.

Proposed 42 Rear Extensions 1760-A-PL-13 Rev C. April 2017.

Proposed 42 Rear Extension Elevation 1760-A-PL-14 Rev B. April 2017.

Barn 1 - 1760-A-PL-15 Rev C. April 2017.

Barn 2 - 1760-A-PL-16 Rev D. April 2017.

New dwelling - 1760-A-PL-17 Rev C. April 2017.

Design and Access Statement (Received 9 July).

Existing Site Plan 1760-A-PL02. April 2017.

Heritage Statement. 9 December 2018.

Application Form (Received 9 July 2018).

Bat Survey & Assessment (Ellendale Environmental, 1 Oct 2018), and drawing 1760-A-PL16 D.

REASON: For the avoidance of doubt and in the interests of proper planning

3 No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The recon stone roof tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying. No roof tiles shall be constructed on site, until a sample panel of roof tiles, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 No works shall commence on site until details of all new external window and door joinery and have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, casement, sills and lintels, elevations at a scale of not less than 1:10 and

horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

6 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

8 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Signed
Alistair Cunningham
Corporate Director
Growth, Investment, &Place
Dated: 06 March 2019

Town and Country Planning Act 1990

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under the Town and Country Planning Act 1990 or other legislation.

   In particular the applicant is reminded of the following matters:-

   1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

   1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge)

   1.3 the need to obtain a separate planning permission;

   1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

   If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.