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

NOTIFICATION OF Listed Building Consent

Application Reference Number: 19/06084/LBC

Agent CMS Architects Limited 26 Martingate Corsham SN13 0EZ United Kingdom	**Applicant** FAO Mr M Smith Ultrawarm Ltd 42 High Street Corsham SN13 0HF
Particulars of Development: - Small flat roof infill extension to Rose Cottage located between approved outbuilding conversion (to form part of Rose Cottage) and rear of 42 High Street.	
At: Rose Cottage, 40 C 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.

- Drg No. 1760-A-PL2-01 - Site Location Plan
- Drg No. 1760-A-PL2-02 - Existing Site Roof Plan
- Drg No. 1760-A-PL2-03 - Existing Ground Floor Plan
- Drg No. 1760-A-PL2-04 - Existing First Floor Plan
- Drg No. 1760-A-PL2-05 - Existing Elevations
- Drg No. 1760-A-PL2-06 - Existing Rose Cottage Outbuilding

- Drg No. 1760-A-PL2-10 Rev A - Proposed Site Plan / Roof Plan
- Drg No. 1760-A-PL2-11 Rev A - Proposed Ground Floor Plan
- Drg No. 1760-A-PL2-12 Rev A - Proposed First Floor Plan
- Drg No. 1760-A-PL2-13 Rev A - Proposed Elevations
- Drg No. 1760-A-PL2-14 Rev A - Proposed Rose Cottage Outbuilding

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

3 The materials to be used in the construction of the external walls of the development hereby permitted shall match in material, colour and texture those used in the existing building (Rose Cottage).

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

4 No windows or doors shall be installed on site until details of them have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, 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: In the interests of preserving the character and appearance of the listed building and its setting.

5 The rubble stone walls that are to form new internal walls to the link extension shall be left untreated save for white washing only.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

6 All new or replacement rainwater goods shall be of cast metal construction and finished in black and maintained as such in perpetuity.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

7 Notwithstanding the approved drawings, no works shall commence on the link until large scale details of the proposed junction between the link and the house (1:5 section) have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

8 Notwithstanding the approved drawings, no works shall occur to the party wall opening until details of how it is to be blocked up (including internal elevation drawing) have been submitted to and approved in writing by the Local Planning Authority. The works

shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Signed
Alistair Cunningham
Corporate Director
Growth, Investment, & Place
Dated: 31st July 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.