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

Wiltshire Council

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

The Queens Head

Address Line 1

St Martins

Address Line 2

Address Line 3

Wiltshire

Town/city

Marlborough

Postcode

SN8 1AR

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

Easting (x)

419155

Northing (y)

169413

Description

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Mickelborough

Company Name

Address

Address line 1

39 Kingsbury Street

Address line 2

Address line 3

Town/City

Marlborough

County

Wiltshire

Country

United Kingdom

Postcode

SN8 1JA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

1) Erect railings around the recently stopped up area in front of the property, cobble area in front of coach doors and replace steel beer drop doors with glass

2) Re-render brick/lime chimney with lime mortar

3) Install lightning conductors on 3 chimneys and 1 outbuilding

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

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*
- ⊘ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Immunity from Listing

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

- ◯ Yes
- ⊘ No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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).

1) On 11th October 2022 at Salisbury Magistrates Court an order was granted stopping up a strip of footway in front of and adjacent to the site. This application is to:

a) erect railings within the stopped up area across the front of the property with gaps for pedestrian access to the front door and vehicle access to the coach doors (Dr No PM/QH/2023-05)

b) lower the ground level within the railings by removing approximately 4" depth of asphalt to reveal the chalk below. Replace with a thin layer of gravel. This is primarily to reduce the rain splash that is damaging the brickwork (Dr No PM/QH/2023-05)

c) lower the 'floor' of the portico by approximately 2". The porch 'floor' and the hall floor are currently at the same level, so the hallway floods when it rains heavily

d) replace the asphalt between the coach doors and the revised footway with cobbles to match the covered parking area behind the coach doors (Dr No PM/QH/2023-05 & photo 1)

e) remove the metal beer drop doors and frame (diagram 1) and replace with a walk-on glass panel. This will increase light and reduce rain ingress to the cellar, and in any case the steel doors would be crossed by the proposed railings (Dr No PM/QH/2023-05)

f) unblock the bricked-up arch above the beer drop doors and replace with glass sheet (photo 2)

g) remove redundant manholes and a drain (Dr No PM/QH/2023-06)

2) Remove the cement mortar render to the middle (3-flue) brick and lime mortar chimney and replace with lime mortar render (Dr No PM/QH/2023-05, photos 3 & 4). The existing render is missing or cracked and the chimney stack within the room below is wet

3) Remove what may be a redundant vent pipe from the drainage system; its exact purpose may not become clear until the asphalt is removed (photo 5). It is not present in a photograph that dates from the 1950s or earlier

3) Install lightning conductors on the 3 chimneys (Dr No PM/QH/2023-05) and the stable block in the courtyard

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
There is no boundary treatment currently

Proposed materials and finishes:
Metal railings similar to those at nos. 22 (adjacent), 40, 41 and 42 St Martins (on the opposite side of the road) (photos 6, 7, 8, & 9). These will be be black and set into a concrete plinth itself either natural concrete or black concrete, either of which will match the nearby concrete plinths. Dog rails will be included to match the nearby railings. There will be arrowhead tops to the round main and dog rails, 'triple tapering mushroom' post tops to round or square section posts (see D&A Statement for reasons) (Dr No PM/QH/2023-05)

Type:
Chimney

Existing materials and finishes:
Cement render that is missing or cracked

Proposed materials and finishes:
Lime mortar render. Subject to further advice this will be 6 parts lime and one part pozzolan; this will give a mortar that is more resilient than non-hydraulic lime but less inflexible than NHL 2

Type:
Other

Other (please specify):
Beer drop doors

Existing materials and finishes:
Two doors in half-painted steel set level with the footway (Dr No PM/QH/2023-06 and photo 10)

Proposed materials and finishes:
25mm safety walk-on glass panel set within a steel frame slightly above the lowered adjacent ground (chalk level) to prevent flooding. This will be the same width as the steel doors and will extend from the front of the property to the proposed railing plinth (Dr No PM/QH/2023-05). Using glass panels to illuminate cellars/basements is common practice in St Martins, with raised glass panels similar to those in photos 11, 12 & 13 present in nos. 18, 38, 39, 40, 41 & 42 St Martins

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage and Design and Access Statement (revised) accompanying application for LBC and PP for stopped up area and chimney repair

Proposed and existing front & side elevations Dr No PM/QH/2023-05 and Dr No PM/QH/2023-06. Please note that the changes to the front door in the drawings are not part of this application.

Floor plan as requested; proposed and existing are the same as no changes are proposed

13 photographs

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

◯ Yes
⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your 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

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**
**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Philip

Surname

Mickelborough

Declaration Date

17/07/2023

☑ Declaration made

Declaration

I / We hereby apply for Householder planning & 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.

☑ I / We agree to the outlined declaration

Signed

Philip Mickelborough

Date

27/07/2023

Amendments Summary

Removed the solar panel aspects of the application
Revised some details of the railings
Abbreviated the description of the works
Small amendments to the Heritage Design & Access Statement