Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/05061

Decision Date: 01 August 2023

Applicant:	Mr & Mrs Tucker 22 The Willows Frome Road, Wingfield, Wiltshire, BA14 9LL
Particulars of Development:	Proposed works include alterations to existing roof structures, introduction of new roof-lights and installation of a new windows.
At:	The Willows, 22 Frome Road, Wingfield, Trowbridge, BA14 9LL

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:-

Conditions: (1)

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Existing Location & Block Plan Drawing No: 156 1001 P2
Existing Site Plan Drawing No: 156 1002 P2
Existing Ground Floor Plan Drawing No: 156 1010 P2
Existing First Floor Plan Drawing No: 156 1011 P2
Existing Roof Plan Drawing No: 156 1012 P2
Existing East & West Elevations No: 156 1014 P2
Existing North & South Elevations No: 156 1013 P2

Proposed Location & Block Plan No: 156 3001 P3
Proposed Site Plan 156 3002 P3
Proposed North & South Elevation Plan 156 3013 P4
Proposed East & West Elevations Plan 156 3014 P4
Proposed Ground Floor Plan 156 3010 P4
Proposed First Floor Plan 156 3011 P4
Proposed Roof Plan 156 3012 P4
Altered Dormer & Metal Framed Window Details No: 156 3108 P2
Typical Conservation Rooflight Details Drawing No: 156 3104 P2

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

Informatives: (1)

5 The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning 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 other parts of the Town and Country Planning Act 1990 or other legislation.

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 "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

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 78(1) of the Town and Country Planning 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 - https://www.gov.uk/appeal-planning-decision).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficiency is a challenge and unique solutions may need to be found. Historic England provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The Energy Saving Trust provides more general information and resources on energy in homes. Also, Warm & Safe Wiltshire offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk