Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/02894

Decision Date: 04 August 2023

Applicant:	Mr A Marshall Shaw Farm , New Town, Stanton St Bernard, Wiltshire, SN8 4LU
Particulars of Development:	Change of use of former stable and coach house to provide ancillary residential accommodation for Shaw Farm (part retrospective); associated changes to the building to facilitate the change.
At:	SHAW FARM, NEW TOWN, STANTON ST BERNARD, MARLBOROUGH, SN8 4LU

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: (7)

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 and documents:

Doc Title: Application Form.
Drg Title: Existing Elevations. Drg no: S2_2009-Plan1a.
Drg Title: Proposed Elevations. Drg No: P2_2099-Plan1a.
Drg Title: Proposed Floor Plans. Drg No: P1_2009-PLAN1a.
Drg Title: Joinery Details 1. Drg No: P3_2099-PLAN1A.
Drg Title: Location Plan. Drg No: LOCATION-revA_2009-PLAN1a.
Drg Title: Proposed Stair (Including Sections). Drg No: P6_2009-PLAN1a.
Drg Title: Proposed Section B-B. Drg No: P5_2099-PLAN1a.

Doc Title: Structural Survey. Proposed By: Clegg Associates. Dated: March 2023. Doc Ref: SE-01-02.
Drg Title: Survey Ground Floor and First Floor Plans. Drg No: S1_20091a.

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

3 No works shall commence on site until a Level 2 building recording has been carried out in respect of the building concerned. This record shall be carried out by a person with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be submitted to and agreed with the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent 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, to secure the proper recording of the listed building.

4 No internal works shall commence until details of the surface treatment for all new or replacement internal joinery and stalls has 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: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent 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.

5 No internal works shall commence on site until details of the materials to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Details to include:

- internal lime plaster
- internal insultation
- fixing detail for the floating floor

Development 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.

6 No works shall commence on site until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings 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: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent 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.

7 No rooflights shall be instered until details of the proposed rooflights (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface. 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.

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