Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/05116

Decision Date: 30 August 2023

Applicant:	Mr & Mrs H & J Anson c/o Brimble Lea, Unit 3 Kingsmead Business Park, Shaftesbury Road, Gillingham, Dorset, SP8 5FB
Particulars of Development:	Internal and external alterations to existing property.
At:	The Knapp, High Street, Sutton Veny, Warminster, BA12 7AW

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 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:

Location Plan - Drawing No. 23021-7
Existing Plans - Drawing No. 23021-1
Existing Elevations and Sections - Drawing No. 23021-2
Outbuildings-Existing Plans, Sections & Elevations - Drawing No. 23021-3
Proposed Site Plan - Drawing No. 23021-6
Proposed Plans - Drawing No. 23021-4
Proposed Elevations and Sections - Drawing No. 23021-5

All received on 13/06/2023.

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

3 No new external windows and doors (external joinery) shall be installed until their details have first been submitted to and approved in writing by the Local Planning Authority. The submitted external joinery details shall include depth of reveal, details of heads, sills and lintels, elevations and horizontal/vertical frame sections (including sections through glazing bars) at a scale of 1:5 for each type of window and at a scale of 1:10 for each external door. 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.

4 Retention of Historic Features
(a) The moulded architrave of the office door on the ground floor shall be retained in situ, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

(b) None of the timbers forming the structural frame of the ceiling in the attic space shall be cut, removed, or otherwise altered except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

(c) Lathe and plaster finishes shall be used in the attic space (where it was evidently previously lathe and plaster), except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building.

Informatives:

It is likely that your proposal will require separate approval under the Building Regulations. Building Control surveyors can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

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