Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/05601

Decision Date: 15 September 2023

Applicant:	Jen Hughes Leighton House Warminster Road, Westbury, Wiltshire, United Kingdom, BA13 3PX
Particulars of Development:	Upgrades to fire precautions, including erection of an external steel fire escape staircase and landings to the first and second floors, forming new exit door openings in existing wall, replacement and upgrading to existing internal doors, erection of internal partitions to form new escape routes, replacement of existing glazed partitions, fire stopping existing voids and upgrading to fire alarm and emergency lighting system.
At:	Leighton House, Warminster Road, Westbury, Wilts.

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: (6)

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:

Application Forms, Design, Access and Heritage Statement, Drawing Nos. 23-2734-3-E06-T2, 016P2, 013P1, 011P4, 012P2, 23-2734-3-E05-T2, 010P4, 23-2734-3-E01-T2, 004P5, 23-2734-3-M03-T2, 005P1, 23-2734-3-E07-T2, 23-2734-3-E04-T2, 009P3, 23-2734-3-M02-T2, 007P1, 015P2, 006P2, 001P2, 017P2, 23-2734-3-M01-T2, 014P2, 003P5, 008P1, 002P2, 23-2734-3-E03-T2, 23-2734-3-E02-T2 received on 3rd July

2023

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

3 The creation of the external openings shall be carried out by hand (or by non powered hand-held tools) only.

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

4 The works hereby permitted shall not be first brought into use until the metal staircase, platforms and railings shown on the approved plans have been installed and painted black. The railings shall be retained in accordance with the approved details thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to protect the character of the listed building.

5 Any historic internal joinery to be disturbed shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

6 The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported and weatherproofed as necessary at all times during the construction period in accordance with established building practice.

REASON: To preserve the special architectural and historic interest of the listed building.

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