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

Wiltshire Council

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Land South of

Address Line 1

Back Lane

Address Line 2

Address Line 3

Town/city

Ramsbury

Postcode

SN8 2QH

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

Easting (x)

427306

Northing (y)

171657

Description

Applicant Details

Name/Company

Title

First name

Ian & Alison

Surname

Mills

Company Name

Address

Address line 1

Syon House

Address line 2

3 High Street

Address line 3

Town/City

Ramsbury

County

Country

Postcode

SN8 2PA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Pierre

Surname

du Toit

Company Name

Zinc Architecture

Address

Address line 1

Hope Chapel

Address line 2

Jarvis Street

Address line 3

Town/City

Eckington

County

Country

United Kingdom

Postcode

WR10 3AS

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

To realign a section of the boundary wall to the north-east of the site along Back Lane, and rebuild to match the existing boundary walls containing brick and flint banding. To include vehicle and pedestrian access gates.

Has the development or 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

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ⊘ Yes
- ◯ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ◯ Yes
- ⊘ No

b) Demolition of a building within the curtilage of the listed building

- [x] Yes
- [ ] No

c) Demolition of a part of the listed building

- [ ] Yes
- [x] No

Please provide a brief description of the building or part of the building you are proposing to demolish

Northeast corner of boundary wall around former walled garden. As described on drawing J1119-28(C) and as per approved planning application PL/2022/00916 & submitted planning application PL/2023/07437

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Provide vehicle access to the site as per approved planning application PL/2022/00916 & submitted planning application PL/2023/07437. Also to repair and rebuild structurally unsafe sections of boundary wall.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- [x] Yes
- [ ] No

If Yes, please describe and include the planning application reference number(s), if known

Current submitted full planning application: PL/2023/07437

Description of approved proposal (From Planning Page): "Erection of a single storey eco home and associated external works, including new access and partial re-building of unsafe boundary wall."

Previously approved full planning application: PL/2022/00916

Description of approved proposal (from the Decision notice): "Construction of a single storey eco home and associated works, including new access and partial re-building of unsafe boundary wall"

Immunity from Listing

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

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] 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).

Please see drawings:

J1119-LBC (B) Back Lane, Design & Access Statement
J1119-20 (-) Back Lane - Location Plan
J1119-27 (A) Back Lane - Boundary Wall Proposed Works Plan
J1119-28 (C) Back Lane, Boundary Wall Alterations Plans and Elevations
J1119-29 (-) Back Lane, Boundary Wall Detail Section a-a
Photographs for Visual Study of Boundary Views in Planning Statement
Boundary Wall Structural Report
Heritage Assessment Updated - Sept 2023
20417_1_Topo

Materials

Does the proposed development require any materials to be used?

⊘ 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:
Red Brick Flint

Proposed materials and finishes:
Red Brick Flint

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

⊘ Yes
◯ No

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

J1119-LBC (B) Back Lane, Design & Access Statement
J1119-20 (-) Back Lane - Location Plan
J1119-27 (A) Back Lane - Boundary Wall Proposed Works Plan
J1119-28 (C) Back Lane, Boundary Wall Alterations Plans and Elevations
J1119-29 (-) Back Lane, Boundary Wall Detail Section a-a
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20417_1_Topo

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

The owners/occupiers of The Old Vicarage have been consulted regarding the boundary wall alterations alongside their private drive. As such the proposed alterations have been slightly adjusted from the initial drawings submitted as part of PL/2023/07437 as such please refer to the revised drawings:

J1119-27 (A) Back Lane - Boundary Wall Proposed Works Plan
J1119-28 (C) Back Lane, Boundary Wall Alterations Plans and Elevations

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

PL/2022/00916

Date (must be pre-application submission)

30/06/2022

Details of the pre-application advice received

Full planning permission previously approved. Ref: PL/2022/00916

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

Certificates under 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

If No, can you give appropriate notice to all the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
The Vaults

Address Line 2:
Bartlett Street

Town/City:
Bath

Postcode:
BA1 2QZ

Date notice served (DD/MM/YYYY):
18/09/2023

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Pierre

Surname

du Toit

Declaration Date

18/09/2023

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Pierre du Toit

Date

18/09/2023