Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/02084

Decision Date: 26 September 2023

Applicant:	Mr David Newman Milford Hill, Salisbury, Wiltshire, United Kingdom, SP1 2RA
Particulars of Development:	Proposed repairs, address rainwater and damp issues, replace conservatory roof
At:	Wilderness Cottage, Shady Bower, Salisbury, Wilts, SP1 2RE

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: (5)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design & Access Statement received 28 June 2023
Statement of Heritage Significance received 28 June 2023
Location and site plan received 25 May 2023
Existing elevations received 25 May 2023
Existing floorplans received 25 May 2023
Proposed floorplans and elevations received 25 May 2023
Roof material specification received 17 July 2023
Roof material replacement plan received 17 July 2023
Agent's email of 25 Sept 2023 confirming works to S door

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

2 Work to form the new roof access shall not commence until details of the work required to timbers above the ceiling have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The formation of no more than three small holes in the ceiling in

order to establish the extent of works is acceptable.

REASON: In the interests of preserving the fabric of the listed building.

3 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.

4 Notwithstanding the annotation on the proposed elevations drawing (13103/03B) the leanto door shall be retained and extended to suit the repaired doorframe.

Reason: To ensure the retention of historic fabric of the listed building.

5 Replacement of the render above the leanto shall not commence until details of the proposed render have been submitted to and approved in writing by the Local Planning Authority. The details submitted should include the type of lime and aggregates, along with a clear photograph of a dry sample min 100mmsq. It is expected that the aggregate would be primarily of Wareham washed and silver sands.

Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area and 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