Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06954

Decision Date: 10 October 2023

Applicant:	Mr. Kearn Faltyn, 55 East Barton Martins Road, Keevil, Wiltshire, United Kingdom, BA14 6NA
Particulars of Development:	Essential structural repairs to timber frame and associated areas, including replacement rear gable end frame. Replacement of out of keeping conservatory with kitchen extension, single storey at rear. Improvement to en-suite bathroom layout, door relocation.
At:	EAST BARTON, 55 MARTINS ROAD, KEEVIL, TROWBRIDGE, BA14 6NA

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: (3)

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, Site plan, Proposed Site Plan, Structural timber frame details, existing roof plane north, Structural timber frame details, existing roof plane south, Structural timber frame details, existing north wall elevation, Structural timber frame details, existing south wall elevation, Structural timber frame details, existing elevation, east facing gable XF1, Structural timber frame details, existing elevation XF2, Structural timber frame details, existing elevation XF3, Structural timber frame details, existing elevation XF4, Structural timber frame details, existing elevation XF5, Structural timber

frame details, existing elevation XF6, Proposed repair & reinstatement, west gable XF6, Proposed plans, Proposed extension, French Doors, North facing, glazed oak South facing, oak roof trusses 3 no, Proposed bi-fold doors, Proposed East & West facing, Proposed South facing elevation, Proposed North facing elevation, Proposed door reinstatement, ground floor cross section, Frame 4, Existing plans, Existing elevations, East & West facing, Existing South facing elevation, Existing North facing elevation, Existing cross section Frame 6, West gable, ground floor, Existing cross section Frame 6, West gable, floor 2 attic, Existing cross section Frame 6, West gable, floor 1 LHS, Existing cross section, Frame 6, West gable, floor 1 bathroom fenestration, Existing & proposed chimney stack elevations, Brewhouse North facing window details, existing & proposed, Existing structural timber framed details floor 1, Existing structural timber framed details floor 2 received on 10.08.2023.

Planning Application Form and all accompanying statements.

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

3 Notwithstanding the approved drawings, no works shall commence to each of the below listed components of the works, until details of that individual component have been submitted to and approved in writing by the Local Planning Authority:

1. Details and samples of all materials.

2. Full details of timber frame repairs and associated drawings.

Prior to commencement of works on each elevation a full schedule and specification of timber frame repairs or works shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

3. Details of the proposed mortar mix for repointing and a sample panel.

No works to repoint the external brickwork or stonework shall be undertaken until:

(i) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and

(ii) A sample panel not less than 1/2 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved sample.

4. Details of underfloor heating and floor finish/s.

5. Proposed colour details of all external joinery.

6. Details of metal rainwater goods.

No works shall commence on this aspect until details of all new or replacement rainwater goods and their means of fixing to the building 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.

7. Details of extractor flues and vents.

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 buildings and their settings.

NOTE: Pursuant to condition 02 in regard to timber frame repairs, if during the course or programme of works there is a requirement to change the schedule/specification of repairs, a revised document detailing such changes should be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with those revised and approved details

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