The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06297

Decision Date: 12 October 2023

Applicant:	Mr James Hues Cliff Farmhouse, The Street, All Cannings, Devizes, Wilts , United Kingdom, SN10 3NY
Particulars of Development:	Proposed replacement of existing stone tiled roof covering with clay plain tiles, and existing asbestos slates with natural slates.
At:	CLIFF FARM, THE STREET, ALL CANNINGS, DEVIZES, SN10 3NY

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 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:

Title	Description	Received Date
Location Plan (1:1250)	.	26 July 2023
Heritage Statement	.	26 July 2023
Design and Access Statement	.	27 July 2023
Building Survey Report	.	27 July 2023
Existing and Proposed Roof Plan; Location Plan	D-765-23-1 RevA	27 September 2023

(1:1250)

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

3 No works in relation to the replacement of the stone slates with plain clay tiles shall be undertaken until full details of the plain clay tiles (including a sample if requested) 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.
REASON: To preserve the special interest of the listed building, its fabric and appearance.

4 If upon implementation of the re-roofing works hereby approved it becomes apparent that structural repairs to the roof timbers are required, full details of the required repairs shall be submitted to, and approved in writing, by the local planning authority, prior to their execution. The works shall be undertaken in accordance with the approved details.
REASON: It was not possible to ascertain the need for timber repairs or reinforcement works whilst the stone slates are still on the roof, and in order to preserve the special interest of the listed building and its fabric.

5 Notwithstanding the approved details, if alterations to the proposed roofing are required in order to provide access for protected species, details of the tiles 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.
REASON: To preserve the special interest of the listed building, its fabric and appearance.

Informatives: (1)

6 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. As your proposals may affect a protected species you must seek the advice of a suitably qualified and experienced ecologist, and undertake the survey and obtain the appropriate licence from Natural England, if required, prior to commencing works. Please see Natural England’s website for further information on protected species.

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