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

Elm Farm Cottage

Address Line 1

Murcott And Hare Lane Junction South East C92 Through Village To Tetbury Lane An

Address Line 2

Address Line 3

Wiltshire

Town/city

Hankerton

Postcode

SN16 9JZ

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

Easting (x)

396997

Northing (y)

191282

Description

Applicant Details

Name/Company

Title

First name

Stephen

Surname

Callahan

Company Name

Address

Address line 1

Elm Farm Cottage Murcott And Hare Lane Junction South East C92 Through Village To Tetbury Lane An

Address line 2

Address line 3

Town/City

Hankerton

County

Wiltshire

Country

United Kingdom

Postcode

SN16 9JZ

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of Proposed Works

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

Improvements to the property, being:
a) The electricity meter box and fuse box are currently positioned in the living room. The meter box is to be relocated to an external location in the ground of the flower bed at the front of the house so that it isn't easily visible (see elevation drawings). The electrical fuse box is to remain in its existing location, but replaced with a smaller system.
b) The previous application (20/07082/FUL) secured approval for replacing a modern slim timber beam in the dining area with a more substantial oak beam. Having since determined that the existing beam is purely decorative and not structural, the intent is now to remove the beam and not replace, instead to make good the ceiling in keeping with the existing ceiling.
c) This application includes previously approved detail drawings for replacement windows to the property (submitted 2014) – and seeks to replace the remaining storm-proof windows (as highlighted on the proposed elevations) with the same single glazed casement window detail.
d) The light grey soil stack on the west elevation (see photo) is to be painted black, in keeping with colour of the other existing soil stacks and guttering

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

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

20/07082/FUL - glazed extension to the rear; opening up of rear external wall; new window to utility; internal alterations to the ground floor and first floor to include new staircase to attic; replacement of larger roof light; new roof light; new shower room to attic; removal and replacement of existing balcony

14/05431/LBC - reintroduction of stone staircase; rebuilding of chimney stack; new flooring and replacement windows

13/06905/LBC - internal alterations including removal of two internal walls; creation of ceiling hatch; reinstatement of two fireplaces; reinstatement of external door & replace existing French doors with Bi-fold doors.

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?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used?

- [ ] Yes
- [x] No

Neighbour and Community Consultation

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

- [ ] Yes
- [x] No

Site Visit

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

- [ ] Yes
- [x] No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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

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

First Name

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

Surname

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

Reference

ENQ/2022/01867

Date (must be pre-application submission)

05/12/2022

Details of the pre-application advice received

Replace storm proof windows - this work will require listed building consent;
Remove skinny beams - you will need to make another listed building consent application to remove but not replace the skinny timbers
Replacing the meter box and fuse box - you could look at installing it in the ground so that it it easily visible replacing the fuse box with a smaller system could be supported. This will require listed building consent

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Stephen

Surname

Callahan

Declaration Date

14/10/2023

☑ 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

Stephen Callahan

Date

15/10/2023