Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07844

Decision Date: 20 November 2023

Applicant:	Mr C Kite Baynton Cottage, 18 Horsepool, Bromham, Wiltshire, SN15 2HD
Particulars of Development:	Minor renovations and alterations to improve insulation and to ensure longevity, addition of a new window on first floor and two rooflights on North East elevation.
At:	Baynton Cottage, 18 Horsepool, Bromham, Chippenham, SN15 2HD

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 works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 13/09/2023 Proposed Block Plan – dated 10/11/2023 Proposed NE Elevation – dated 10/11/2023 Proposed Balustrade Details – dated 10/11/2023 Proposed SE Elevation – dated 10/11/2023 Proposed Section – dated 10/11/2023 Proposed Floor Plans – dated 10/11/2023 Existing Elevations – dated 13/09/2023 Existing Ground Floor Plan – dated 13/09/2023 Existing First Floor Plan – dated 13/09/2023 Existing Elevation 4 and Section AA – dated 13/09/2023 Design & Access Statement – dated 13/09/2023
REASON: For the avoidance of doubt and in the interests of the significance of the heritage asset and its setting.

3 Notwithstanding the approved drawings, prior to works to the fireplace, a report of the initial investigations to include photos where required, detailing any structural works (such as lintel support) shall be submitted to and approved in writing by the Local Planning Authority. A drawing of the proposed opening shall also be provided once informed by the initial investigative works and submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its historic fabric.

4 Notwithstanding the submitted details, no works in relation to the replacement floor within the existing utility/plant room shall be undertaken until full details (to include a section drawing and materials) of the proposed floor 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: Inadequate information has been provided to clarify the proposals and is required to ensure that no harm is caused to the special interest of the listed building.

5 All existing floorboards on the ground floor that are to be lifted (for the installation of insulation) shall be identified and individually numbered on a floor plan, to enable the floorboards to be accurately reinstated in their original locations within each room.

REASON: To preserve the special interest of the listed building and its historic fabric.

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