Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07275

Decision Date: 23 November 2023

Applicant:	Mr Alex Mitchell Ansty House, A30 North To High Street, Ansty, Wiltshire, SP3 5QD
Particulars of Development:	Alterations and repair to existing house and replacement garage
At:	ANSTY HOUSE, ANSTY, SALISBURY, SP3 5QD

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: The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 488 - [1] 001 Location plan, 488 - [1] 111 Survey Garage plan, 488 - [3] 502 Proposed sash window details, 488 - [1] 101 Survey - Ground and first floor plan House, 488 - [3] 503 Proposed replacement metal window, 488 - [1] 201 Survey Elevations - House and 488 - [1] 002 Survey site plan and 488 - [3] 101 Proposed ground and first floor plans House dated 24/08/23. Conservation rooflight brochure, 488-3 111-P1 Proposed garage ground floor plan, 488-3 001 P1 Proposed site block plan, Schedule of works P1, 488-1 200-P1 Existing streetscene, 488-3 201-P1 Proposed house elevations, 488-1 202 P1 Existing garage elevations, 488-3 202 P1 Proposed garage elevations, Statement of Heritage statement Rev 4, 488-3 200 P1 Proposed streetscene, 488-3 112 P1 Proposed garage first floor plan, 488-3 504 Proposed utility door, 488-3 501

P1 Sash window repair details, Histoglass Brochure - Thin double glazing dated 20/10/23 and PEA Report, 488 - [1] 102 - P1 Survey - Second floor and roof (house) plan and 488 - [3] 102 - P1 Proposed second floor and roof plans dated 15/11/23.

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

3 Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

Any new stonework should be greensand
The new roof of the garage is Welsh slate.
Any new RWG are metal and painted a dark colour.
Full details/plan of proposed sliding garage door
Brochure detail of new drive gates
Window should be a cottage style flush -framed timber casement window (garage). Details to
be supplied.
Salvaged stone from low front wall used in new section of front wall
Roof to be repaired with slates to match existing where supplementary are required
Specification for repointing mix

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences 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 setting."

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