Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/05952

Decision Date: 23 October 2023

Applicant:	Mr & Mrs Peter Bell 1 Knapp Farmhouse High Lane, Broad Chalke, Broad Chalke, Wiltshire, United Kingdom, SP5 5HH
Particulars of Development:	Demolition of timber garage, workshop, shed and partial demolition, repair and rebuilding of boundary walls and erection of new garage, workshop and gymnasium with associated works.
At:	Knapp Farmhouse, 1 High Lane, Broad Chalke, Salisbury, SP5 5HH

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: (4)

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:
Proposed Sections ref: 2301_WD301A Date Received: 18/09/2023
Existing and Proposed North Elevations ref: 2301_203A Date Received: 18/09/2023
Proposed Floor and Roof Plan ref: 2301_WD102A Date Received: 18/09/2023
Proposed Site Plan ref: 2301_60B Date Received: 18/09/2023
Existing and Proposed South Elevations ref: 2301_204B Date Received: 18/09/2023
New Gate Elevation and Plan ref: 2301_WD303 Date Received: 18/09/2023
Boundary Wall Repair Plan ref: 2301_WD302 Date Received: 18/09/2023
Existing and Proposed East Elevations ref: 2301_202B Date Received: 18/09/2023
Existing and Proposed West Elevations ref: 2301_201C Date Received: 18/09/2023
Location Plan ref: 2301_40 Date Received: 18/07/2023
Existing Site Plan ref: 2301_55 Date Received: 13/07/2023

Existing Plan ref: 2301_100 Date Received: 13/07/2023
Proposed Floor Plan Detail ref: 2301_102 Date Received: 13/07/2023
Location Plan (1:500) ref: 2301_50 Date Received: 13/07/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 Materials shall be as shown on the approved plans and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The boundary wall is to be stabilised, by means such as a temporary buttress, during the course of works and any underpinning is done in sections and as advised by a structural engineer.
REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Informatives: (1)

5 The applicant is advised that the proposed reconstruction of the boundary wall is likely to affect the adjoining public highway and the applicant should thus discuss this with the local Area Highways Engineer prior to commencing works. The Area Highway Engineer can be contacted via; southernhighways@wiltshire.gov.uk.

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