Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/05877

Decision Date: 31 October 2023

Applicant:	Mr Stephen Slater Barton House, Barton Farm, Pound Lane, Bradford on Avon, Wiltshire, BA15 1LF
Particulars of Development:	Partial demolition of existing rear extension and replacement with a new extension, alterations to staircase between ground and first floor, addition of en-suite bathroom and alterations to doors to entrance and lobby and addition of a new house sign.
At:	BARTON HOUSE, POUND LANE, BRADFORD ON AVON, BA15 1LF

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:

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:
Site Block and Location Plan DWG No.001
Existing Ground Floor Plan DWG No.11
Existing First Floor Plan DWG No.12
Existing Second Floor Plan DWG No.13
Existing Roof Plan DWG No.14
Existing North and East Elevations DWG No.15
Existing South and West Elevations DWG No.16
Existing Section AA DWG No.17
Existing Details DWG No.18

Proposed Ground Floor Plan DWG No.21
Proposed First Floor Plan DWG No.22
Proposed Second Floor Plan DWG No.23
Proposed Roof Plan DWG No.24
Proposed South and West Elevations DWG No. 26
Proposed Extension Floor and Roof Plans DWG No.31
Proposed Sections BB and CC DWG No.33
Proposed Sections DD DWG No.34
Proposed Details 2, 3 and 4 DWG No.35
Proposed Details 01,02,03 and 04 DWG No.36
Proposed En-Suite Bathroom Details DWG No.41
Proposed Stair Details DWG No.42
Proposed Front Door Details DWG No.43
Proposed Internal Door Details DWG No.44
Extension Construction Details 3 DWG No 1825-S-02 P2
Extension Construction Details 1 DWG No 1825-S-04 P1
Extension Construction Details 2 DWG No 1825-S-03 P2
All Plans Received 14.07.2023

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

Informatives:

The applicant is reminded that any below ground works needed will require Scheduled Monument Consent (SMC), as defined under Section 2 of the Ancient Monuments and Archaeological Areas Act 1979. SMC is granted by the Secretary of State (SoS) for the Department of Culture, Media and Sport (DCMS).

The applicant is also advised that in the event of any change to the approved SMC that planning permission may be required.

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