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 Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

49-51 Chippenham Community Hospital

Address Line 1

Rowden Hill

Address Line 2

Address Line 3

Wiltshire

Town/city

Chippenham

Postcode

SN15 2AJ

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

Easting (x)

391292

Northing (y)

172625

Description

Applicant Details

Name/Company

Title

Miss

First name

Rachel

Surname

Betty

Company Name

Kendall Kingscott

Address

Address line 1

Windward House

Address line 2

Fitzroy Road

Address line 3

Town/City

Exeter

County

Devon

Country

Postcode

EX1 3LJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

Rachel

Surname

Betty

Company Name

Kendall Kingscott

Address

Address line 1

Windward House

Address line 2

Fitzroy Road

Address line 3

Town/City

Exeter

County

Country

United Kingdom

Postcode

EX1 3LJ

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

This project involves the demolition and relocation of the Physiotherapy Department at Chippenham Community Hospital, to secure its medium to long term future. The existing Treatment Block which is formed of a lightweight timber framed building has become dilapidated and reached the end of its service life. The proposed demolition requires the relocation of the Physiotherapy Department, creating further remodelling and refurbishment works in different areas of the hospital as a result.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

◯ Yes
⊘ No

b) Demolition of a building within the curtilage of the listed building

◯ Yes
⊘ No

c) Demolition of a part of the listed building

⊘ Yes
◯ No

If the answer to c) is Yes

What is the total volume of the listed building?

31000.00	Cubic metres

What is the volume of the part to be demolished?

385.00	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

July

Year

1980

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

This is a lightweight timber framed building constructed off of a concrete floor slab.
External walls consisting of face blockwork, render panels, and timber cladding.
Mineral felt flat roof.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Building is dilapidated and beyond its serviceable life.

Immunity from Listing

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

⊘ Yes
◯ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to the following documents:

Drawings 1001-1013
Design and Access Statement

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Wessex Suite - Solid stone masonry walls with decorative stonework. Physiotherapy Consulting Rooms - Solid stone masonry with rendered masonry infill panel. Demolition Works Area - Blockwork masonry walls, timber clad and rendered timber framed walls.

Proposed materials and finishes:
Wessex Suite - Solid stone wall infill to match existing with re-use of decorative stonework. Physiotherapy Consulting Rooms - Solid stone masonry with rendered masonry infill panel to match existing. Demolition Works Area - Rendered finish masonry cavity wall.

Type:
Roof covering

Existing materials and finishes:
Pitched Roof Areas - Fibre cement slate with lead perimeter detailings. Flat Roof Areas - Built-up mineral felt with lead flashing abutments.

Proposed materials and finishes:
Pitched Roof Areas - Fibre cement slate with lead perimeter detailings to match existing. Flat Roof Areas - Built-up mineral felt to match existing.

Type:
Windows

Existing materials and finishes:
Wessex Suite - Single glazed steel framed windows. Physiotherapy Consulting Rooms - Double glazed aluminium framed window. Demolition Works Area - Single glazed timber framed windows.

Proposed materials and finishes:
Wessex Suite - Double glazed steel framed windows to match existing. Physiotherapy Consulting Rooms - Double glazed steel framed window to match adjacent existing window. Demolition Works Area - Double glazed timber framed windows to match adjacent existing windows.

Type:
External doors

Existing materials and finishes:
Wessex Suite - Modern single glazed timber door and frame with fanlight over. Physiotherapy Consulting Rooms - Double glazed aluminium double door. Demolition Works Area - Single flush faced timber door and frame with single glazed side panel and fanlight over.

Proposed materials and finishes:
Wessex Suite - Double glazed steel door and frame with fanlight over to match adjacent windows. Physiotherapy Consulting Rooms - Door omitted. See window section. Demolition Works Area - Aluminium double door and frame.

Type:
Ceilings

Existing materials and finishes:
Wessex Suite - Suspended ceiling grid with 600 x 600 mm modular square tiles. Physiotherapy Consulting Rooms - Suspended ceiling grid with 600 x 600 mm modular square tiles.

Proposed materials and finishes:
Wessex Suite - Suspended ceiling grid with 600 x 600 mm modular square tiles. Physiotherapy Consulting Rooms - Suspended ceiling grid with 600 x 600 mm modular square tiles.

Type:
Internal walls

Existing materials and finishes:
Wessex Suite - Timber framed studwork partitions faced with plasterboard linings. Physiotherapy Consulting Rooms - Variety of solid masonry walls with plaster finish and timber framed studwork partitions faced with plasterboard linings.

Proposed materials and finishes:

Wessex Suite - Metal framed partitions faced with plasterboard linings. Physiotherapy Consulting Rooms - Metal framed partitions faced with plasterboard linings.

Type:
Floors

Existing materials and finishes:
Wessex Suite - Concrete floor finished with a variety of carpet tiles and sheet vinyl. Physiotherapy Consulting Rooms - Concrete floor finished with a variety of carpet tiles and sheet vinyl. Demolition Works Area - Concrete floor finished with a variety of carpet tiles and sheet vinyl.

Proposed materials and finishes:
Wessex Suite - Concrete floor finished with sheet vinyl. Physiotherapy Consulting Rooms - Concrete floor finished with sheet vinyl. Demolition Works Area - Concrete floor slab left in-situ. Finishes to be stripped out and removed.

Type:
Internal doors

Existing materials and finishes:
Wessex Suite - Modern solid core timber doorsets with a variety of flush faced and glazed vision panels. Physiotherapy Consulting Rooms - Modern solid core timber doorsets with a variety of flush faced and glazed vision panels.

Proposed materials and finishes:
Wessex Suite - Modern solid core timber doorsets with a variety of flush faced and glazed vision panels. Fire ratings to suit room use and layout. Physiotherapy Consulting Rooms - Modern solid core timber doorsets with a variety of flush faced and glazed vision panels.

Type:
Rainwater goods

Existing materials and finishes:
A variety of UPVC and cast iron gutters and downpipes.

Proposed materials and finishes:
Extruded and cast aluminium moulded ogee heritage gutter system to match existing design and dimensions (Guttercrest). Colour: Black.

Type:
Other

Other (please specify):
Mechanical and Electrical Upgrade

Existing materials and finishes:
Wessex Suite - Modern recessed lighting and flush faced electrical fittings. Modern low surface temperature radiators. Physiotherapy Consulting Rooms - Modern recessed lighting and flush faced electrical fittings. Modern low surface temperature radiators. Boiler Replacement Works - Modern gas fired boilers with chimney flues.

Proposed materials and finishes:
Wessex Suite - Modern recessed lighting and flush faced electrical fittings. Modern low surface temperature radiators. Physiotherapy Consulting Rooms - Modern recessed lighting and flush faced electrical fittings. Modern low surface temperature radiators. Boiler Replacement Works - Modern gas fired boilers and flues.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to the following documents:

Drawings 1001-1013
Design and Access Statement

Site Area

What is the measurement of the site area? (numeric characters only).

6.16

Unit

Hectares

Existing Use

Please describe the current use of the site

The site is the main hospital for Chippenham. The areas affected by the works are the Community Team Area, Existing Physiotherapy Department and Existing Wessex Suite.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Wessex Suite - Installation of new wash hand basins for consulting rooms, WC facilities, and cleaners sluice to be connected into existing below ground drainage installation.
Physiotherapy Consulting Rooms - Installation of new wash hand basins for consulting rooms to be connected into existing below ground drainage installation.

Please refer to drawing 220572 1013 - Existing Services Plan.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☑ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class:
Other (Please specify)

Other (Please specify):
Hospital

Existing gross internal floorspace (square metres):
8100

Gross internal floorspace to be lost by change of use or demolition (square metres):
115

Total gross new internal floorspace proposed (including changes of use) (square metres):
7985

Net additional gross internal floorspace following development (square metres):
-115

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	8100	115	7985	-115

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**
**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Miss

First Name

Rachel

Surname

Betty

Declaration Date

23/10/2023

☑ Declaration made

Declaration

I/We hereby apply for Full planning & 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

Rachel Betty

Date

23/10/2023