Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07578

Decision Date: 02 November 2023

Applicant:	Mr. Andrew Whittaker, 12 Lower Street, Rode, Frome, Wiltshire, United Kingdom, BA11 6PU.
Particulars of Development:	Internal alterations and the introduction of ground floor glazing to the rear
At:	7 WOOLLEY STREET, BRADFORD ON AVON, BA15 1AD

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 and documents:

Drawing numbers 1048 1201 – Location Plan, 1048 1001 Existing elevations, 1048 1002 Existing ground floor plan, 1048 1003 Existing first floor plan, 1048 1004 Existing second floor plan 1048 1005 Existing third floor plan, 1048 1105 Proposed elevations 2, 1048 1106 Proposed internal elevations 1, 1048 1107 Proposed internal elevations 2, 1048 1108 Proposed internal elevations 3, 1048 1109 Proposed internal elevations 4, 1048 1101 Proposed elevations, 1048 1104 Proposed second floor plan received on 31.08.2023. 048 1102 Proposed ground floor plan, 1048 1103 Proposed first floor plan received on 30.10.2023

Planning Application Form & Design, Access & Heritage Statement received on 31.08.2023.

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

3 At the commencement of works for the removal of paint across the lower rear ground floor, a sample area shall first be completed to allow inspection of the impact of these works on the underlying stonework. Following the inspection and approval in writing by the LPA, the works may continue in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

NOTE: The applicant is advised that the inspection can be carried out in person or via photographic record, as required.

4 Prior to the commencement of works to the external joinery, large scale details of all proposed external joinery works shall be submitted, which shall include details of metal-framed glazing (1:5 elevation, 1:2 section) and vertical and horizontal cross-sections through openings to show the positions of joinery within openings, which shall include the depth of reveal, heads, sills and lintels. The works shall be carried out in accordance with the approved details.

REASON: 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