Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/05295

Decision Date: 24 November 2023

Applicant:	C/o Agent C/o Williams Gallagher, Somerset House, 37 Temple Street, Birmingham, United Kingdom, B2 5DP
Particulars of Development:	Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling and 1 no. 2-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings where possible), the demolition of the northernmost outbuilding to be replaced with an extension to the rear, works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit (Resubmission of PL/2022/09660)
At:	Outbuildings and Land to the Rear of 134-135 High Street, Marlborough, Wilts, SN8 1HN

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: (6)

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:

- Location Plan and Site Plan, Dwg No. PL-101 Rev C
- Proposed Ground and First Floor Plans, Dwg No. PL-102 Rev A

• Proposed Roof Plan, Dwg No. PL-103 Rev A
• Proposed Elevations Sheet 1 of 2, Dwg No. PL-104 Rev B
• Proposed Elevations Sheet 2 of 2, Dwg No. PL-105 Rev A
• New Window and Door Details, Dwg No. PL-110

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:
• Details of external materials to be used for the external walls and roofs
• Full details of new vents and flues

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.

4 The rooflights hereby approved shall be of the ‘conservation’ type with a single vertical glazing bar and mounted flush with the roof slope.

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

5 The timber windows hereby approved shall be provided with a painted finish and maintained as such in perpetuity.

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

6 The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing. The brick bond shall be traditional, to match the existing.

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

area.

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