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

Hop Pole Inn

Address Line 1

Woods Hill

Address Line 2

Address Line 3

Wiltshire

Town/city

Limpley Stoke

Postcode

BA2 7FS

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

Easting (x)

378149

Northing (y)

161053

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Sibson

Company Name

FCBStudios

Address

Address line 1

Bath Brewery

Address line 2

Toll Bridge Road

Address line 3

Town/City

BATH

County

Country

United Kingdom

Postcode

BA1 7DE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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)

The application is for Phase 3 of the repair, renovation and extension of The Hop Pole Inn. The works include:
Renewal of kitchen and female WC block with a new accessible WC block.
Removal of male WC block to allow for a new kitchen block with staff facilities.
Removal of the existing ‘smoking room’ structure and rebuilding to tie in with other new extensions to achieving improved functionality, level access, viable operation and low energy operation capability.
Regrading of the rear garden to improve accessibility and create usable space with improved ecology.
Formation of a PV array inclusive of unheated storage and accommodation beneath.
Renewal of foul drainage.
Formation of soft and hard landscape to front, rear and carpark.

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?

940.00	Cubic metres

What is the volume of the part to be demolished?

172.00	Cubic metres

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

Month

December

Year

1880

(Date must be pre-application submission)

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

Three parts identified for approval to demolish:
Kitchen block - 1970s built beneath a roof of 1880 with WC extension of 1930s (demolished due to dangerous state by agreement of the CO August 2023)
Male WC - 1950s - white painted, rendered block box
Smoking Room - 1880s - stone built, clay tile roof dual pitch.
See Heritage Statement of more details.

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

Rear elements are higher than the main building inhibiting level access and universal use. The elements to the rear are preventing the viable reuse of the building as a community owned and community focused hub. Refer to the Heritage Statement which includes a detailed appraisal of these elements.

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).

Proposal Drawings:
P100-Roof and Site Plan – 1:100 @ A1
P401 – Ground Floor Plan – Proposed – 1:50 @ A1
P405 – North Elevation – Proposed – 1:50 @ A1
P406 – East Elevation – Proposed – 1:50 @ A1
P407 – South Elevation – Proposed – 1:50 @ A1
P408 – West Elevation – Proposed – 1:50 @ A1
P410 – Site Section – Proposed – 1:50 @ A1
P411 – Building Section 1 – Proposed – 1:50 @ A1
P412 – Building Section 2 – Proposed – 1:50 @ A1
P415 – PV Array and Garden Building – 1:50 @ A1
P416 – PV Array and Garden Building – 1:50 @ A1
P417 – Bar Proposal – 1:20 @ A1
P418 – WC Extension Wall Construction Section - 1:10 @ A1

Materials

Does the proposed development require any materials to be used?

- [x] 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:
Of buildings identified for demolition: Concrete blocks with blond slurry face to emulate stone Painted render to blockwork Rubble stone - bath stone Ashlar - bath stone

Proposed materials and finishes:
Timber board cladding - main areas of extension walls Bath stone ashlar - Gable end walls Render blockwork (small area)

Type:
Roof covering

Existing materials and finishes:
Roman pan tiles - pitched roofs Mastic Asphalt - flat roofs Lead - valley gutter

Proposed materials and finishes:
Metal standing steam - canopies Triple ply, bitumen flat roof membrane - flat roof areas of kitchen As above with sedum covering - WC building

Type:
Windows

Existing materials and finishes:
Painted timber (largely lost to rot)

Proposed materials and finishes:
Double glazed aluminium

Type:
External doors

Existing materials and finishes:
Painted timber

Proposed materials and finishes:
Solid panel painted timber to staff entrance Glazed doors to public rear entrance to match window system

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

P401 – Ground Floor Plan – Proposed – 1:50 @ A1
P405 – North Elevation – Proposed – 1:50 @ A1
P406 – East Elevation – Proposed – 1:50 @ A1
P408 – West Elevation – Proposed – 1:50 @ A1
P417 – Bar Proposal – 1:20 @ A1
P418 – WC Extension Wall Construction Section - 1:10 @ A1
Also refer to the Design and Access and Heritage Statements.

Site Area

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

1265.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Public House

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

Public House

When did this use end (if known)?

01/10/2017

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
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] 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
- [x] No

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

- [ ] Yes
- [x] 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

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cycle spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
6

Difference in spaces:
6

Vehicle Type:
Cars

Existing number of spaces:
5

Total proposed (including spaces retained):
8

Difference in spaces:
3

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

Refer to Mann Williams Drawing - 11655-MWB-XX-XX-DR-S-5001-P1

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

If Yes, please provide details:

Refer to DBP Plan P100 which identifies the the formation of a bin store in the carpark. This is to aid in the management of waste.

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

⊘ Yes
◯ No

If Yes, please provide details:

Refer to DBP Plan P100 which identifies the the formation of a bin store in the carpark. This is to aid in the management of waste.

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.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
Sui Generis - NO CHANGE OF USE

Existing gross internal floorspace (square metres) (a):
202

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
40.75

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
244

Net additional gross internal floorspace following development (square metres) (d = c - a):
42

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	202	40.75	244	42

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- [ ] Yes
- [x] No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- [ ] Yes
- [x] No

Employment

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

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

4

Total full-time equivalent

0.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
Other (Please specify)

Other (Please specify):
Sui Generis

Unknown:
No

Monday to Friday:

Start Time:
12:00

End Time:
00:00

Saturday:

Start Time:
10:00

End Time:
00:00

Sunday / Bank Holiday:

Start Time:
10:00

End Time:
10:00

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?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

see Design and Access Statement section 2.1

Date (must be pre-application submission)

20/06/2022

Details of the pre-application advice received

Aspects noted that are relevant to this application:

- Note on the limitation of comments due to limited detail of proposals
- Support for the principle of repair and return to community use
- 'full and convincing' justification invited for proposed redevelopment of rear elements with regard to NPPG and NPPF definitions
- No comment made in respect of broader policy matters

August 2023

- Management of groundwater issues
- Review condition of rear structures

January 2023

- Review of a phased planning strategy to align with Community Ownership Fund requirements
- Review of proposal for renovation and extension

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
⊘ 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

James

Surname

Sibson (for LSCBS)

Declaration Date

01/12/2023

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

James Sibson

Date

2023/12/01