Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07823

Decision Date: 04 December 2023

Applicant:	Mr KH Rowe 116 Clay Street, Crockerton, Wiltshire, United Kingdom, BA12 8AG
Particulars of Development:	Reducing door openings, changing a window to a door, kitchen ventilation extract and intake vents and flus, relocation of boiler, gas tank installations and a timber frame building for a cold store and bin store required for the kitchen.
At:	Bath Arms, Clay Street, Crockerton, Warminster, Wilts, BA12 8AG

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: (2)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, Drawing Nos. SW0037-EX-L-01 EXT, SW0085- EX-SP-01, SW0085- EX-EL-02, SW0085- EX-EL-03, SW0085- EX-GA-04, SW0085- P-SP-07 rev C, SW0085- P-GA-08 rev C, SW0085- P-EL-10 rev C, SW0085- P-EL-11 rev C, received on 18th July 2023

Application Form received on 9th October 2023

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

2 Within six months of the date of this consent the external flue shall be finished in a matt black colour and maintained as such thereafter.

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

Informatives: (1)

Please note: This decision relates to a listed building consent that is concerned solely with the impact of the works on the character and fabric of the listed building. This decision does not confer any grant of planning permission. Planning applications and listed building consent applications are determined under separate legislation. Accordingly, the planning issues for this scheme are dealt with under application ref. PL/2023/05984.

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