Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07957

Decision Date: 15 December 2023

Applicant:	Mr Kazuhiko Akao C/O Gerald Eve LLP, One Fitzroy, 6 Mortimer Street, London, United Kingdom, W1T 3J
Particulars of Development:	Internal alterations, reconfigurations, conservation repairs, restorations, refurbishment and redecoration works throughout the interior of Devizes Castle and other associated works.
At:	DEVIZES CASTLE, CASTLE GROUNDS, DEVIZES, SN10 1HL

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: (13)

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 list of plans/drawings and reports attached as annex 1 to this decision notice.

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

3 Prior to the installation of the proposed new natural slate roofing on site, details including samples if required, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall then 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 historic character and appearance of the listed building and its setting.

4 Prior to the commencement of the external masonry repairs a preliminary meeting between the stonework contractor and Local Planning Authority shall be arranged to allow agreement of final details of proposals and work methods. These details shall include the prior preparation of a sample panel to indicate:
a) the type and details of any proposed replacement stone required;
b) the method and implications for the proposed removal of cement pointing; and
c) details of the proposed new pointing (including the mortar mix and pointing technique).
Following the inspection and approval in writing of the panel, the works shall then be carried out to match the approved sample.

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 historic character and appearance of the listed building and its setting.

5 Prior to the commencement of any works for the deconstruction or rebuilding of the fernery arcade a programme of works shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of the timescales for reinstatement. The works shall then 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 historic fabric, character and appearance of the listed building and its setting.

6 Prior to the installation of all new external window and door joinery and/or metal framed glazing (including the replacement glazing to the fernery arcade), details shall submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. 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.

7 Prior to their installation, details of any new external lighting fittings or cctv cameras (including their location and appearance) shall be submitted to and approved in writing by the Local Planning Authority. 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 historic character and appearance of the listed building and its setting.

8 Any new or replacement rainwater goods installed on site shall be of cast metal construction with an appropriate painted finish.

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

9 Prior to its installation, details of the proposed new coat of arms shall be submitted to and approved in writing by the Local Planning Authority. 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 historic character and appearance of the listed building and its setting.

10 Prior to the installation of the following new materials details, including samples if required, shall have been submitted to and approved in writing by the Local Planning Authority:
a) new stone flooring and cladding
b) new timber flooring and cladding

The development shall then 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 historic character and appearance of the listed building and its setting.

11 Prior to their installation, details for any additional floor void upgrades (including sound insulation and fire separation) found to be required between floors, shall be submitted to and approved in writing by the Local Planning Authority. 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 historic fabric, character and appearance of the listed building and its setting.

12 Prior to their installation, details of any additional new mechanical, electrical or plumbing services found to be required (including details of new vents, extracts etc.) shall be submitted to and approved in writing by the Local Planning Authority. The works shall then 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 historic fabric, character and appearance of the listed building and its setting.

13 Prior to their installation, details of all new/replacement fire surrounds shall be submitted to and approved in writing by the Local Planning Authority. 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 historic character and appearance of the listed building and its setting.

Informatives: (2)

14 The applicant is reminded that any additional permanent structures on the approved North Tower roof terrace would be subject to a separate requirement for listed building consent.

15 The applicant is reminded of the need to obtain scheduled monument consent prior to the commencement of any below works.

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