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 Listed Building Consent for alterations, extension or demolition of a listed building

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

Unicorn Cottage

Address Line 1

The Street

Address Line 2

Address Line 3

Wiltshire

Town/city

Castle Combe

Postcode

SN14 7HU

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

Easting (x)

384198

Northing (y)

177104

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Lambart

Company Name

Environment Agency

Address

Address line 1

Rivers House

Address line 2

East Quay

Address line 3

Town/City

Bridgwater

County

Somerset

Country

United Kingdom

Postcode

TA6 4YS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Lambart

Company Name

Environment Agency

Address

Address line 1

Rivers House

Address line 2

East Quay

Address line 3

Town/City

Bridgwater

County

Somerset

Country

United Kingdom

Postcode

TA6 4YS

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Installation of Property Flood Resilience (PFR) measures including deployable aluminium demountable flood barriers and fixings to the front door and rear bi-fold door & Rear French door, lime pointing repairs to cracks & holes to external walls up to a height of 600mm (10 l/ms) and the sealing of x5 service and drainage points.

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

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

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).

The proposed deployable aluminium demountable flood barriers are to be installed at the front door (D1), rear bi-fold door (D2) & Rear French door (D3) - location can be identified on the Property Plan (points D1, D2 & D3) on Figure 3-1: Main Potential Ingress Routes, page 9 of the supporting Property PFR Survey Report 2022s0358 - PFR Report - CCOM016 v1.0.pdf. Photographs showing the proposed location of the flood barriers can be seen in the supporting document - Photos of Barrier locations D1, D2 and D3_(CCOM012).pdf and also there is the supporting 22 03 14 PFR Guide for Listed Building Officers and Conservation Officers_Version 1.pdf . Also submitted - COSHH Lime Pointing.pdf , Method statement lime pointing.pdf and Sealant Data Sheet CT1_Product_info_sheet_TRIBRID_10_09_2020.pdf

Materials

Does the proposed development require any materials to be used?

⊘ 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:
Rubble stone and lime mortar Service and drainage points x5

Proposed materials and finishes:
Mortar Repairs - Lime mortar as described in the supporting Lime Pointing Method Statement Service and drainage points x5 - all these points are sealed with silicone. Please refer to the supporting document CT1_Product_Info_sheet_TRIBRID_10_09_2020.pdf and the 22 03 14 PFR Guide for Listed Building Officers and Conservation Officers_Version 1.pdf

Type:
External doors

Existing materials and finishes:
Front Door (D1) - Wood with stone reveals. Rear bi-fold Door (D2) - Anthracite Aluminium frame glass bi-fold door set in a recent timber framed extension. Rear French Door (D3) - Anthracite Aluminium frame glass set in a recent timber framed extension.

Proposed materials and finishes:
All existing materials remain in place. The PFR measures of deployable aluminium flood barriers (i.e. not a permanent fixture) fit into the permanent fixtures as follows: a new 'C' channel cut in to the existing step along its full length (this 'C' Channel provides a channel for the bottom flood board to fit in to and facilitate a water-tight seal at the bottom flood barrier. Fitted to the stone reveals would be a metal rail (these rails provide a channel for the individual flood boards (that together make up the whole flood barrier) to be guided in to place and provide a means to tighten the boards in place and thus provide a water-tight seal at each end / side of the flood barrier). These Rails are screwed to the stone reveals via mortar joints and not the stone itself (not achievable in all instances). Between the metal Rail and the stone is the requirement for a small bead of sealant to facilitate a water-tight seal (please refer to the supporting document: CT1_Product_Info_sheet_TRIBRID_10_09_2020.pdf). Any small gaps between the Rail and the stone work are dressed with lime mortar to ensure no sealant is showing.

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

Design & Access Statement with short Heritage statement on page 3. Environment Agency's (Wessex Region) Property Flood Resilience Measures for Listed Building Consent& Pre-Application Advice Guide for Listed Building Officers & Conservation Officers document.pdf PFR Survey Report.pdf Photos of PFR measures D1_D2_D3_(CCOM016).pdf , CT1_Product_Info_sheet_TRIBRID_10_09_2020.pdf , Method statement lime pointing.pdf & Coshh Lime pointing.pdf

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

Environment Agency Community engagement 22/06/2023

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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
- [x] No

Ownership Certificates

Certificates under 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?

- [ ] Yes
- [x] No

If No, can you give appropriate notice to all the other owners?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:
Unicorn Cottage

Number:

Suffix:

Address line 1:
The Street

Address Line 2:

Town/City:
Castle Combe

Postcode:
SN14 7HU

Date notice served (DD/MM/YYYY):
18/12/2023

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Andrew

Surname

Lambart

Declaration Date

18/12/2023

☑ Declaration made

Declaration

I/We hereby apply for 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.

☑ I / We agree to the outlined declaration

Signed

Andrew Lambart

Date

19/12/2023