Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06376

Decision Date: 20th December 2023

Applicant:	Mr & Mrs A Mackenzie Standen House , Breach Lane, Chute Standen, Wiltshire, SP11 9EE
Particulars of Development:	Renovation of existing 'Garden Cottage'; demolition of existing Stable Building; associated site landscaping
At:	Standen House, Breach Lane, Chute Standen, Andover, SP11 9EE

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: (4)

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:

Application Form & Certificate Received 25th July 2023
Plans Ref:
Site Location Plan DWG: 22013-000 P1 Received 25th July 2023
Revised Proposed West Elevation - Stable Cottage DWG: 22013-343 P3 Received 3rd November 2023
Revised Proposed Roof Plan - Stable Cottage DWG: 22013-141 P3. Received 3rd November 2023
Revised Proposed Elevations - Garden Cottage DWG: 22013-330 P4 Received 3rd

November 2023
Revised Proposed South Elevation - Stable Cottage DWG: 22013-342 P3. Received 3rd November 2023
Revised Proposed Floor and Roof Plans - Garden Cottage DWG: 22013-130 P3 Received 3rd November 2023
Revised Proposed Workshop Elevations DWG: 22013-350 P2. Received 29th November 2023
Revised Site Master Plan DWG: 22013-100A P4.Received 29th November 2023
Proposed Site Plan DWG: 22013-101-P2 Received 21st September 2023
Garden Cottage Typical Window Detail DWG: 22013-420 P1 Received 21st September 2023
Proposed Walled Garden Opening DWG: 22013-530 P1 Received 21st September 2023
Proposed Garden Cottage Elevations DWG: 22013-330 P2 Received 21st September 2023
Proposed Garden Cottage Window Schedule DWG: 22013-600 P2 Received 21st September 2023
Proposed Stable View North Elevation DWG: 22013-340 P1 Received 25th July 2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 Bat roosts and bat access points will be incorporated into the development in accordance with:
• Garden Cottage Proposed Elevations. Drawing no: 22013-330. Rev P4. November 2023. Michaelis Boyd
• Garden Cottage Proposed Ground & Roof Plan. Drawing no: 22013-130. Rev P3. November 2023. Michaelis Boyd
• Stable Cottage Proposed West Elevation. Drawing no: 22013-343. Rev P3. November 2023. Michaelis Boyd
• Stable Cottage Proposed Roof Plan. Drawing no: 22013-141. Rev P3. November 2023. Michaelis Boyd
• Stable Cottage Proposed South Elevation. Drawing no: 22013-342. Rev P3. November 2023. Michaelis Boyd

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional ecologist and this condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development

4 No development shall continue above slab level on site until details of the roof slates to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development 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 planning permission and the matter is required to be agreed with the Local Planning Authority before development continues in order that the development is undertaken in an acceptable manner, 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