Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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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

Showell Farm

Address Line 1

B4528 Showell

Address Line 2

Address Line 3

Wiltshire

Town/city

Showell

Postcode

SN15 2NU

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

Easting (x)

390906

Northing (y)

170946

Description

Applicant Details

Name/Company

Title

Mrs

First name

Melanie

Surname

Bennett

Company Name

Address

Address line 1

Showell FArm

Address line 2

Showell

Address line 3

Town/City

Chippenham

County

Country

United Kingdom

Postcode

SN15 2NU

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 Proposed Works

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

As part of works being undertaken pertaining to the previously approved LBC PL/2022/03334, specifically the removal of stud walling that changed what were 4 rooms into now 2 rooms, this has left the property with 2 internal doorways right next to each other, both connecting the same rooms ie connecting the dining room and the kitchen We seek permission to remove the small amount of wall between these 2 doors. It measures 35cm. This will open up the space and set the home up for the enjoyment of future generations. To aid this removal a new RSJ will need to be instered into the wall above the proposed opening. There are an additional 2 collateral benefits to undertaking this work. Firstly the timber beam in the dining room is rotted towards the end - the projected flat plate from the propsed RSJ wil bring about securing this beam from dropping any further. Secondly the timbers on the former bathroom doorway are in an even worse state of decay, this work will allow the removal of this timber.

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?

900.00	Cubic metres

What is the volume of the part to be demolished?

1.00	Cubic metres

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

Month

January

Year

1820

(Date must be pre-application submission)

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

A small section of wall measuring 350mm between 2 doorways. One doorway is original, one doorway appears to have been knocked through in the 1960s when stud work was erected to create a bathroom . Neither door is historically significant. The timbers over the doorway are in poor condition.

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

Modern family usage of the property would be hugely improved by this small adaptation. Flow and circulation between the kitchen and dining areas would be provided. Much needed light and heat would also be allowed to circulate. Currently what is there looks odd with 2 doors in such close proximity and providing the same route between the same 2 rooms. The lintel above the doors is in a very poor state and require urgent attention anyway. All in all we feel that a small amount of historic building loss will unfold an attractive improvement to the property serving it well for the 21st century and onwards. Any suggestions for ways in which we can best show the evolution of this area of the property will of course be taken forward.

Related Proposals

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

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

PL/2022/03334

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 plan would be to remove the 35cm section of wall and the timbers relating to the 2 doorways and to insert a rolled steel joint that will ensure the wall as well as the 2 timber beams above will be supported.

Materials

Does the proposed development require any materials to be used?

◯ Yes
⊘ No

Neighbour and Community Consultation

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

◯ 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

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

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
◯ 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 (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 the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mrs

First Name

Melanie

Surname

Bennett

Declaration Date

02/01/2024

☑ 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

Melanie Bennett

Date

02/01/2024