Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/09161

Decision Date: 11 January 2024

Applicant:	Daniel and Samantha Wiltshire 25 St Margarets Street, Bradford On Avon, Wiltshire, BA15 1DN
Particulars of Development:	Remove modern conservatory to rear, replace modern dormer to rear, relocate kitchen and general refurbishment.
At:	25 St Margarets Street, Bradford On Avon, BA15 1DN

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:

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 works hereby permitted shall be carried out in accordance with the following approved plans and documents:

001 Rev.A (Location and Site Plan dated 27/09/2023
101 Rev.A (LWR Ground Floor Plan) dated 27/09/2023
102 Rev.A (Ground Floor Plan) dated 27/09/2023
103 Rev.A (First Floor Plan) dated 27/09/2023
104 Rev.A (Second Floor Plan) dated 27/09/2023
105 Rev.A (Roof Plan) dated 27/09/2023
201 Rev.A (Front and Rear Elevations) dated 27/09/2023
202 Rev.A (Flank Elevation) dated 27/09/2023
301 Rev.A (Section AA) dated 27/09/2023
405 (Drainage/Service Runs) received 05/12/2023
406 (Rear Elevation Paint Removal - but not removal of existing paint via

sandblasting) received 05/12/2023
406 (Fencing to Rear) received 05/12/2023
601 Rev.A (Loft Window Details) dated 05/12/2023
602 (LGF Glazing Details) received 05/12/2023
Design, Access and Historic Statement received 10/10/2023

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

3 Notwithstanding the submitted information, prior to the removal of any paint on the rear elevation, precise details shall be submitted and agreed in writing with the local planning authority detailing how the existing paint will be sensitively removed to ensure that no unnecessary damage occurs. Further information shall also be submitted regarding any works to make good including details of the mortar mix. The works shall be undertaken in accordance with the agreed details.

REASON: To ensure that works are undertaken sensitively in the interests of the listed building.
NOTE: The proposed sandblasting option is not supported on conservation grounds.

Informatives:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

The applicant is reminded that this listed building consent must be read in conjunction with planning permission PL/2023/08718.

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