The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06806

Decision Date: 19 January 2024

Applicant:	Mr Peter Hood Beanacre Manor, Beanacre, Melksham, SN12 7PT
Particulars of Development:	Install new metal bifold (double glazed) doors to existing car ports and replace existing doors and window to match to the rest of the South Elevation; Installation of solid fuel stove with stainless steel flue outlet.
At:	The Managers House, Beanacre Manor, Beanacre, Melksham, SN12 7PT

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: (2)

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:

Title	Description	Received Date
Bifold Door Details 2	.	25 July 2023
Bifold Door Details 1	.	25 July 2023
Heritage, Design and Access Statement	.	11 August 2023
Proposed West End North Elevations	3090/M/14	11 August 2023
Proposed Wing Gable	3090/M/15	11 August 2023

Site Location Plan	3090/M/1	11 August 2023
Block Plan	3090/M/2	11 August 2023
Existing Detail Plan West End	3090/M/4	11 August 2023
Existing East End South Elevation	3090/M/5	11 August 2023
Existing West End North Elevations	3090/M/8	11 August 2023
Existing Wing Gable	3090/M/9	11 August 2023
Existing Detail South Elevation	3090/M/6	11 August 2023
Proposed East End South Elevations	3090/M/12	11 August 2023
Proposed Detail Plan West End	3090/M/13	11 August 2023
Existing (No change) East End North Elevation	3090/M/7	11 August 2023
Stovax Gazco Riva Studio 3 Manufactures Details Page 2	.	25 August 2023
Stovax Gazco Riva Studio 3 Manufactures Details Page 1	.	25 August 2023
Proposed West End South Elevation	3090/M/11	25 August 2023
Bifold Door Detail Elevation	3090/M/16	4 September 2023
Doors / Window Detail Elevation	3090/M/17	4 September 2023
Proposed Detail Plan East End	3090/M/10	4 September 2023
Existing Detail Plan East End	3090/M/3	4 September 2023

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

Informatives: (3)

3 The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent.

4 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

5 Any works or amendments to the approved plans that are required in order to provide for protected species may require alterations to the approved scheme. The applicant is advised that changes to the approved plans may necessitate the need for a new application to address these changes.

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