Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/09344

Decision Date: 19 January 2024

Applicant:	Mr & Mrs Ged & Natalie Roddy Brook Cottage , 1 The High Street, Semington, Wiltshire, BA14 6JR
Particulars of Development:	Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures
At:	Wharf Cottage, 553 Canal Bridge, Semington, Trowbridge, BA14 6JT

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: (3)

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 and documents:

Location Plan and existing site plan – received 16/10/23
Proposed Block Plan – received 10/01/2024
Proposed joinery, new doors– received 10/01/2024

Existing Floor and Roof Plans – received 30/10/23
Proposed Plans – received 10/01/2024

Existing Elevations – received 30/10/23
Proposed Elevations – dwrg no. 005 Rev B - received 13/12/23

Proposed Joinery - drg no. 050 Rev B dated 9/1/24

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

3 Plans and specification of the proposed repairs to the boundary wall (stonework, dressing, coursing, pointing and mortar mix, coping) shall be submitted to and approved in writing by the LPA. The boundary walls shall be repaired in accordance with the approved details and shall be retained and maintained as such at all times thereafter.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (1)

4 Having noted the various building control applications, notably for electrical and plumbing upgrades and installation of a sewage treatment plan, it is brought to the applicant's attention that any works which impact historic fabric, such as repairs to beams or joists, or any works that could impact the sensitive ecological and archaeological environment, require planning applications to ensure proposed works do not harm the building or curtilage. It is incumbent on the applicants and their agents to ensure all relevant permissions are sought.

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