Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06530

Decision Date: 24 January 2024

Applicant:	Mr Emile Rowe UPWEY, RADLEY ROAD, ABINGDON, United Kingdom, OX14 3PP
Particulars of Development:	Proposed refurbishment throughout which includes; installation of insulation where permitted, electrical rewire, new boiler and extension of heating system, removal of asbestos floor tiles and roofing, replacement of damp floor materials, upgrading a substandard external wall, replacement of kitchen units, replacement and repair of windows, replacement of bathroom fittings, repair of wooden floorboards, creation of new bathroom, refurbishment of roof including replacing tiles and renewal of valleys, overhaul render on exposed walls and decorating throughout.
At:	94 High Street, Cricklade, Swindon, SN6 6DF

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 03.09.2023, Proposed Floor Plans Revised General plans 1:100 @A4, GF Plan scale 1:75; FF Plan 1:50; Attic Plan 1:50; 03.01.2024, Plan, Elevation and Section Separation from Thames Cottage; Plan 1:150; Sections 1:100, Elevation 1:100; 03.01.2024, Section Front Room 1:50;

03.01.2024, Elevation Revised 1:100; 03.01.2024, Attic Section 1:50; 03.01.2024.

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

3 Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority

(i) Large scale details of all new replacement windows at scale 1:5 elevation and 1:2 section including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels.
(ii) Large scale details of all internal joinery at 1:5 including doors, door linings, architraves, beading, skirtings, fireplace surround and any works to the staircases (including balusters, newel posts and handrails)
(iii) A full schedule of internal finishes to walls including the passageway external wall, ceilings, floors (including to the front room on the ground floor) and section details of areas of new insulation in context to vaulted attic roof and dormer.
(iv) Full details of external decoration to elevations.
(v) Full details and samples of external roofing materials.

The works 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 listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting."

Informatives: (2)

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 The applicant is reminded to check the need to obtain separate planning permission and building control consent – for the works of separation of their property from the

attached Thames Cottage in addition to this listed building consent.

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