Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06280

Decision Date: 31 January 2024

Applicant:	Innox Mills Ltd Gable House, 239 Regents Park, London, N3 3LE
Particulars of Development:	External works comprising replacement and installation of addition of fenestration and doors; repairs to roof and stonework; new hard landscaping; erection of bin store and enclosure; and internal works comprising internal partial removal and replacement and new staircases - to enable conversion to 2 No. flats and 2 No. studios with ancillary communal facilities at ground floor level.
At:	INNOX PLACE, STALLARD STREET, TROWBRIDGE, BA14 8HH

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: (4)

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:

Dwg Ref: A-100: Site Location Plan
Dwg Ref: A-110 Rev 2: Site Plan - Proposed
Dwg Ref: A-111 Rev 2: Floor Plan - Proposed
Dwg Ref: A-112 Rev 2: Roof Plan - Proposed
Dwg Ref: A-113 Rev 2: Elevations - Proposed
Dwg Ref: A-114 Rev 1: Sections - Proposed

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

3 Following initial opening up and investigative works and prior to the implementation of any structural repairs or the replacement of any key structural element (eg floor, ceiling or roof structure), final details of the scope and nature of these repairs should be submitted to and approved by the local planning authority (the submission could take the form of a written schedule and/or annotated drawings). The works shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of the character and setting of the listed building.

4 Prior to the installation of any new or replacement windows or external doors found to be required, details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of the character and setting of the listed building.

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