Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06279

Decision Date: 01 February 2024

Applicant:	Mr & Mrs Collins Sharcott Manor , Sharcott, Wiltshire, SN9 5PA
Particulars of Development:	Proposed reconstruction of the outbuilding and new extension to link into the existing structure
At:	SHARCOTT MANOR, SHARCOTT, PEWSEY, SN9 5PA

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: (9)

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:

- PL-100 – Site Location Plan;
- PL-200 – Proposed Site Plan;
- PL-201 – Proposed Ground Floor Plan;
- PL-202 – Proposed Roof Plan;
- PL-203 – Proposed West Elevation and Section AA;
- PL-204 – Proposed South Elevation;
- PL-205 – Proposed North Elevation; and
- PL-206 – Proposed Section BB.

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

3 Notwithstanding the submitted details, construction of the development hereby approved (including alterations to the existing building) shall not proceed beyond finished floor/slab level until a schedule of all external materials and finishes has first been submitted to and approved in writing by the local planning authority.

As a minimum, the schedule shall include a description of the material, supplier/manufacturer name, details of the colour/application of external finishes (paint, wood stain etc.) and a photographic sample of the material/finish. Details of external brickwork shall include bonding type/pattern. Physical samples shall be made available to view on site at the request of the local planning authority.

The development shall be completed and maintained in accordance with the approved details thereafter.

REASON: To preserve the settings of the nearby designated heritage assets, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wiltshire Core Strategy, policy 8 of the Pewsey Neighbourhood Development Plan and the planning policy advice of the National Planning Policy Framework.

4 Construction of the development hereby approved (the replacement outbuilding and link extension) shall not proceed beyond finished floor/slab level until details of all new or replacement external joinery has been submitted to and approved in writing by the local planning authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, 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 be carried out and maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

5 Construction of the development hereby approved (including alterations to the existing building) shall not proceed beyond finished floor/slab level until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have been submitted to and approved in writing by the local planning authority. The

works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

6 Construction of the development hereby permitted shall not proceed beyond finished floor/slab level until details of the link extension attachment to the main house (the listed building) have been submitted to and approved in writing by the local planning authority. Thereafter, the development shall be completed and maintained in accordance with the approved details.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 8 of the Pewsey Neighbourhood Development Plan and the planning policy advice of the National Planning Policy Framework.

7 Construction of the development hereby approved (including alterations to the existing building) shall not proceed beyond finished floor/slab level until details of all new or replacement rainwater goods (which shall be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the local planning authority. The works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 8 of the Pewsey Neighbourhood Development Plan and the planning policy advice of the National Planning Policy Framework.

8 The alterations to the main house (insertion of new doorway and internal alterations) shall not commence until an internal elevation and details of joinery have been submitted to and approved in writing by the local planning authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, 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 be carried out and

maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 8 of the Pewsey Neighbourhood Development Plan and the planning policy advice of the National Planning Policy Framework.

9 No external lighting shall be attached to the extension hereby approved unless full details of the design and measures to prevent light spill have been submitted to and approved in writing by the local planning authority. Thereafter, the development shall be maintained in accordance with the approved details and no additional lighting shall be installed.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 8 of the Pewsey Neighbourhood Development Plan and the planning policy advice of the National Planning Policy Framework.

Informatives: (1)

10 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 landowner's 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.

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.

This permission relates to listed building consent and does not provide any type of planning permission. Please refer to the local planning authority's decision of planning application PL/2023/06238 that may include different conditions to the above permission that will be required to be complied with in addition to the conditions of this permission.

The site is located in an area that may contain below ground archaeology. Due to previous ground disturbing works within the site there is only a low expectation that archaeology of any significance would be discovered during construction of the approved development. However, should any historic structures, material or artifacts be encountered during ground disturbing works, the applicant is advised to cease works and to contact the County Archaeology Department at archaeology@wiltshire.gov.uk for further advice.

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.

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