Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10941

Decision Date: 07 February 2024

Applicant:	FCBStudios Bath Brewery, Toll Bridge Road, Bath, BA1 7DE
Particulars of Development:	The application is for Phase 3 of the repair, renovation and extension of The Hop Pole Inn, regrading of rear garden to improve accessibility and create usable space with improved ecology, formation of a PV array inclusive of unheated storage and accommodation beneath, renewal of foul drainage.
At:	Hop Pole Inn, Woods Hill, Limpley Stoke, Bath, BA2 7FS

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:

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 Dwg HBA001 received 4 Dec 2023
Existing Block Plan - Dwg HBA 002 -P1 - received 4 Dec 2023
Existing Ground Floor Plan - Dwg HBA 345-200 - received 4 Dec 2023
Existing North Elevation - Dwg HBA 345-212A - received 4 Dec 2023
Existing East elevation - Dwg HBA 345-211A - received 4 Dec 2023
Existing South Elevation - Dwg HBA 345-210A - received 4 Dec 2023
Existing West Elevation -Dwg HBA 345-213A - received 4 Dec 2023
Demolition Plan - Dwg P101 - received 4 Dec 2023
Proposed Roof and Site Plan - Dwg P100 - received 4 Dec 2023
WC Extension Wall Construction Section - Dwg P418 - received 4 Dec 2023

Bar Proposed Plan - Dwg P417 - received 4 Dec 2023
Site Section Plans - Dwgs P411 & P412 - received 4 Dec 2023
Site Eleveation Plan - Dwg P410 - received 4 Dec 2023
Proposed Ground Floor Plan - Dwg P410 - received 4 Dec 2023
PV Array Plans - P415 & P416 - received 4 Dec 2023
Proposed North Elevation - Dwg P405 - received 4 Dec 2023
Proposed East elevation - Dwg P406 - received 4 Dec 2023
Proposed South Elevation - Dwg P407 - received 4 Dec 2023
Proposed West Elevation -Dwg P408 - received 4 Dec 2023
Site Drainage Plan - Dwg 11655-MWB-XX-XX-DR-S-5001-P1 - Received 4 Dec 2023
Design & Access and Planning Statement - received 4 Dec 2023

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

3 The following specific works can only commence (on a phased basis) following the discharge approval of the requisite details:

(i) Large scale details of all external joinery including metal-framed glazing, and frameless glazing to the front porch (1:5 elevation, 1:2 section) including vertical and horizontal cross-
sections through openings to show the positions of joinery/fenestration within openings, depth of reveal, heads, sills and lintels;
(ii) Large scale details of all internal joinery pursuant to the bar and alterations to historic fabric (1:5 elevation, 1:2 section);
(iii) Full details of external flues, kitchen extracts/exhausts, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
(iv) Screening to plant and services atop the building
(v) Full details of proposed meter and alarm boxes;
(vi) Large scale details of proposed eaves and verges of the new additions (1:5 section);
(viii) A full schedule and specification of repairs including boundary walls and existing rear wall of the building:
(xii) a full schedule of internal finishes to walls, ceilings and floors within the ground floor bar and restaurant area.
(xiii) Full details of external decoration to render, joinery and metalwork;
(xiv) Full details and samples of external materials including all roofing and walling materials
(xv) Full details of all new means of enclosure including any new boundaries and retaining walls associated with the regrading of the rear garden area (where appropriate including material samples).

The works shall be carried out in accordance with the approved details.

REASON: The application contains insufficient information to enable this matter to be considered prior to granting planning permission and listed building consent 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.

NOTE: The above condition has been drafted to allow for a phased commencement of works in terms of allowing the partial / phased discharge of the above list of outstanding details. Once any specific detail covered by i) to xv) has been accepted and discharged, the associated works for that part of the development can commence. The condition can however only be fully discharged once all the specific details have been approved.

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