The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2023/02965

Decision Date: 09 February 2024

Applicant:	mrs linden Philby 33 Oxford Street, Ramsbury, Wiltshire, United Kingdom, SN8 2PS
Particulars of Development:	Replace existing staircase and associated alterations to existing joists; replace 1 x kitchen and 1 x bathroom windows; new rear entrance door in existing outshut; replace internal door between kitchen and dining room.
At:	33 Oxford Street, Ramsbury, Marlborough, Wilts, SN8 2PS

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s);-

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:

Title	Description	Received Date
Proposed First Floor Plan & Section	SK4	5 February 2024
Heritage Statement	.	5 February 2024
Proposed Ground Floor Plan	SK3 (B)	5 February 2024
Existing South Elevation	SK5 (A)	5 February 2024
Proposed West Elevation	SK7 (A)	5 February 2024
Existing Ground Floor Plan - Joinery Location	SK100 (A)	5 February 2024

Existing West Elevation	SK6 (A)	5 February 2024
Existing Ground Floor Plan	SK1	5 February 2024
Existing First Floor Plan & Section	SK2	5 February 2024
Window Sections	SK102 (B)	5 February 2024
West Elevation Lean-to Door Addition	SK104	5 February 2024

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

3 No works in relation to the replacement of the kitchen/dining room internal door and associated joinery shall be undertaken until full details of the new door have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: To preserve the special interest of the listed building and its fabric.

4 The replacement windows hereby approved shall be provided with a painted finish and maintained as such.
REASON: To preserve the special interest of the listed building, it's fabric and setting.

Parvis Khansari **- Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they 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 - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).