Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/09907

Decision Date: 15 February 2024

Applicant:	Mr and Mrs J Pearce The Barn , 2 Church Street, Market Lavington, Wiltshire, United Kingdom, SN10 4DT
Particulars of Development:	Conversion of portion of existing attached store/workshop into boot room, with shower room behind and form internal door opening into existing kitchen. External alterations to change existing door into window into the kitchen. Installation of new timber personnel door into existing barn door and new drainage trenching into existing concrete floor. Installation of new insulated studwork wall. Internal changes to doors.
At:	The Barn, 2 Church Street, Market Lavington, Devizes, Wilts, SN10 4DT

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: (5)

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:

Application Form
Design & Access Statement Questionnaire
1:1250 – Location Plan
Drawing No.
2CS-S1 – House As Existing

All received on 20.10.2023.

Revised Heritage Statement Rev A – Dated 7 December 2023
Received on 08.12.2023.

Drawing No.
2CS-P1 Rev B – House As Proposed
Received on 06.02.2024.

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

3 The new window in the front elevation, serving the boot room of the development hereby approved, shall be constructed from and framed in solid oak and left to weather naturally or treated with a clear preservative to match those existing windows. It shall remain as such for the lifetime of the development.

REASON: In the interests of visual amenity and the character and appearance of the area and the preserving the significance of the curtilage listed building and the setting of the listed building.

4 The single personnel door within the large barn door, annotated on revised Drawing No. 2CS-P1-B – House As Proposed, shall be constructed from timber and stained in a colour to match the existing barn doors. It shall remain as such for the lifetime of the development.

REASON: In the interests of visual amenity and the character and appearance of the area and the preserving the significance of the curtilage listed building and the setting of the listed building.

5 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) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air for the ground floor shower room.

The development 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 planning permission 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: (1)

6 The applicant's attention is drawn to the conditions on the counterpart planning permission under reference PL/2023/09155.

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