Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10239

Decision Date: 19 February 2024

Applicant:	Mrs Tina Bull The Rowans, Charlton St Peter, SN96EU
Particulars of Development:	Replacement and repair of decayed internal roof timbers
At:	The Rowans, Charlton, Pewsey, SN9 6EU

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Floor and roof plan received 20/12/23
Structural survey report received 27/11/23
Sequence of works received 27/11/23

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

2 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.

3 Following the initial works of opening up to expose the roof structure and prior to any further works being implemented, a site visit shall be arranged with the Conservation Officer and details of the proposed repair (including a statement and sketch confirming the extent of replacement as well as details of the reinstatement and any additional structural works found to be necessary) shall be submitted to and approved in writing by the Local planning Authority.

The works may then be carried out as approved.

REASON: In the interests of preserving the historic fabric and character of the listed building via retaining and reusing the maximum historic fabric.

4 Prior to the reinstatement of the thatch, a method statement for this element shall be submitted to and approved in writing by the Local Planning Authority. This must include confirmation of materials to be used and the manner in which the desired depth will be achieved and maintained relative to the adjacent older thatch.
Reason: To ensure the new thatch panel is as well integrated as possible with the existing and keep the roof dry.

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