Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10412

Decision Date: 14 March 2024

Applicant:	National Trust Tisbury Hub, Place Farm Courtyard, Tisbury, SP3 6LW
Particulars of Development:	Repairs to the canopy on the front elevation, Basement ceiling/ground floor repairs and treatment to the timber supporting structure and walls. Fitting of extract ventilation to the basement and smoke detection. Fitting of extract ventilation and a new 140mm square upvc extract grille on the rear ground floor bathroom wall. Minor external repointing in lime mortar to the rear wall and garage. Sovereign timber treatment to the timber flooring on the first floor.
At:	Perrys Cottage, Green Street, Avebury, Marlborough, SN8 1RE

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: (3)

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
Vernacular Report	Appendix 2	1 December 2023
Heritage statement	Appendix 5	1 December 2023
Ecology Report	Appendix 4	1 December 2023

Location plan	Appendix 1	1 December 2023
Key basement plan	Figure 100 Rev A	19 December 2023
Existing details (porch)	Figure 200 Rev A	19 December 2023
Floor plans	Fan location details	19 December 2023
Preferred repair method for porch	Figure 201 Rev A	19 December 2023
Basement fan location	.	19 December 2023
Extract vent location	.	19 December 2023
Design and Access Statement	February 2024	11 March 2024

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

3 The mitigation measures as identified in Section 4.3 of the approved Ecological Assessment carried out by LC Ecological Services Ltd (dated October 2023) shall be carried out in full in accordance with the approved timings detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

Informatives: (1)

4 Bats
Perry's Cottage is used as a bat roost and there is a risk that the site could support additional roosts. Given the nature of this development, the council considers that if bats were found, mitigation would probably not require further planning permission and a European Protected Species Licence would be forthcoming. Nevertheless, anyone undertaking this development should be aware that bats and their roosting places are protected at all times by the Conservation of Habitats and Species Regulations 2017 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. Consideration should be given to obtaining a survey from a professional ecologist before commencing work. If bats or evidence of bats is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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