Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/08256

Decision Date: 27 March 2024

Applicant:	Caryn Mandabach and Kenneth Bolen Gaundle Granary, Montacute, Somerset, TA15 6US
Particulars of Development:	Proposed rear extension, replacement conservatory and conversion of attached outbuilding to an existing grade II Listed farmhouse, with other internal and external alterations. Conversion of listed curtilage barn to ancillary accommodation. Alterations to Listed Curtilage existing office, demolition of existing implement store and replacement with an attached WC and garage/car port. Alterations to the highway to add bollards.
At:	POLES FARM, SWALLOWCLIFFE, SALISBURY, SP3 5NX

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:

DWG No: 01 Rev B Site Location Plan and Block Plan Date Received 01.11.23
DWG No: SK7 Rev H Proposed Site Layout Plan Date Received 22.03.24
DWG No: SK8 Rev G Proposed Farmhouse Ground Floor Plan Date Received 04.03.24
DWG No: SK9 Rev E Proposed Farmhouse First Floor, Roof and Sections AA, CC and DD Date Received 29.01.24
DWG No: SK10 Rev G Proposed Farmhouse Elevations Date Received 29.01.24
DWG No: SK13 Rev D Proposed Home Office and Garage Elevations, Floor Plan, Roof Plan and Section AA Date Received 01.11.23

DWG No: SK12 Rev E Proposed Cow Shed and Milking Shed to Annexe Elevations Date Received 01.11.23
DWG No: SK11 Rev B Proposed Cow Shed and Milking Shed to Annexe Floor Plan, Roof Plan and Section Date Received 14.09.23

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

3 Notwithstanding the approved drawings, no works shall commence above slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority:

For the Farmhouse:
Detail of the stone and clay tiles for the roof of the rear extension;
A section at 1:20 through the edge of the flat roof;
Detail of the new rainwater goods that shall be metal and painted a dark colour;
Details with a Section at 1:10 of the proposed window (W13) to be inserted into the blocked gable and proposed window W3 (at 1:10) including details of the lining out with a sample of the match-boarding;
Details of the treatment for the floor and living room fireplace to include photographs;
Clarification for the proposed finish for the ceiling in the downstairs en-suite with the lathe and plaster reinstated or repaired where the existing stairs are removed;
Brochure details of the glazing to be used in the new extension and for the rooflight on the rear extension within the replacement conservatory.

For the Annexe:
Brochure details of the proposed rooflights;
Details of the new stone that shall match in appearance, new tiles to be used on the south west roofslope and reclaimed tiles to be used on the north east roofslope;
Brochure details for the windows that should be flush frame with applied glazing bar.

For the Office/Garage:
Brochure details for the windows and external doors;
Details of the pantile tile to be used for the roof.

Development shall be carried out in accordance with the approved detail.

REASON: The matter is required to be agreed in writing with the Local Planning Authority in order to ensure that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and associated buildings.

4 The existing walls of the historic farmhouse building to be internalised following the construction of the new conservatory/dining room as shown on approved plan DWG No: SK8 Rev G shall be remain as bare stone and un-plastered for the lifetime of the development hereby approved.

REASON: In order to ensure the development is carried out in an acceptable manner, in the interests of preserving the character and appearance of the listed building.

5 No works shall commence on site until a full survey of the milking parlour (referred to as Building 5 within the Wiltshire Buildings Record Report) to include analysis, method of removal, and photographic record of the building has been submitted to and approved in writing by the Local Planning Authority. Removal of the milking parlour building shall be carried out in accordance with the agreed detail.

REASON: The matter is required to be agreed in writing with the Local Planning Authority prior to commencement of works in order to ensure the development is undertaken in an acceptable manner, to secure the proper recording of the building.

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