Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/09270

Decision Date: 28 March 2024

Applicant:	Gates Lower Farm Cottages North Through Manningford Abbots From A345 To Railway Bridge, Manningford Abbots, Wiltshire, SN9 6HY
Particulars of Development:	Remove areas of tile and reinstate thatch to the roof. Replace areas of thatch in poor condition. New area of brickwork and insert new eyebrow window and remove service pipes from north east elevation.
At:	Lower Farm Cottages, Manningford Abbots, SN9 6HY

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 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:

- Doc Title: Application Form.
- Drg Title: Ecology. Drg No: 4285-100.
- Doc Title: Bat Survey Report. Produced by: Daniel Ahern Ecology. Dated: March 2024.
- Drg Title: Existing Elevations and Section AA. Drg No: 4285-04.
- Drg Title: Existing Plans. Drg No: 4285-3.
- Drg Title: Location Plan.

- Drg Title: Proposed Elevations. Drg No: 4285-08A.
- Drg Title: Proposed Plans. Drg No: 4285-7.
- Drg Title: Proposed Window Joinery. Drg No: 4285-09.

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

3 Prior to the installation of any new thatching, a Thatching Schedule shall be submitted to and approved in writing by the Local Planning Authority. The thatch to be used in the construction of the extension hereby permitted shall match the existing thatched roof in terms of materials, style, eaves and ridge detailing.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

4 Prior to the installation of the eyebrow window hereby approved, a sectional drawing confirming the structure of the dormer shall be submitted to and approved by the Local Planning Authority.

REASON: The application contained insufficient information for the matter to be considered prior to determination.

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