Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10625

Decision Date: 28 March 2024

Applicant:	Temple Farming Partnership Estate Office, Temple Farm, Temple, Marlborough, SN8 1RU
Particulars of Development:	Internal and external alterations and extensions to Grade II listed barn including demolition of modern extensions, all in association with continued use as multi-purpose events venue
At:	Wick Bottom Barn, Temple, Marlborough, Wiltshire, SN8 1RU

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: (10)

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:

- 328_P_00_100 Rev.P02 – Proposed Site Plan;
- 328_P_00_101 Rev.P02 – Proposed Ground Floor Plan;
- 328_P_00_102 Rev.P03 – Proposed Roof Plan;
- 328_P_00_201 Rev.P03 – Proposed Elevations;
- 328_P_00_202 Rev.P03 – Proposed Elevations;
- 328_P_00_203 Rev.P03 – Proposed Elevations;
- 328_P_12_201 Rev.P01 – Demolition Elevations;

- 328_P_12_202 Rev.P01 – Demolition Elevations;
- 328_P_12_203 Rev.P01 – Demolition Elevations;
- 328_P_00_301 Rev.P02 – Proposed Sections;
- 328_P_00_302 Rev.P01 – Proposed Sections;
- 328_P_00_303 Rev.P01 – Proposed Sections;
- 328_P_12_301 Rev.P01 – Demolition Sections;
- 328_P_12_302 Rev.P01 – Demolition Sections;
- 328_P_12_303 Rev.P01 – Demolition Sections.

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

3 **Fenestration and joinery**

Notwithstanding the details of the approved plans and documents, no new doors, windows and/or internal/external joinery (to include direct glazing to existing openings) shall be installed until full details have been submitted to and approved in writing by the local planning authority.

The submitted details shall include details of all existing joinery to be retained/relocated (if relevant) and depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2 for all new joinery/glazing. The works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy and the planning policy advice of Chapter 16 of the National Planning Policy Framework.

4 **Threshing barn roof and wall insulation details**

With the exception of the approved demolition/stripping of existing materials, no works in relation to the installation of roof and wall insulation hereby approved shall be undertaken until large-scale details (at a scale of not less than 1:10) showing typical sections through the wall and roof insulation/thermal upgrading scheme have been submitted to and approved in writing by the local planning authority. The works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: In the interests of preserving the significance of the grade II listed building at Wick Bottom Barn, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wilshire

Core Strategy and the planning policy advice of the National Planning Policy Framework.

5 **Shelter shed replacement roof details**

With the exception of the approved demolition/stripping of existing materials, the construction of the replacement shelter shed roof structure hereby approved shall not commence until full details of the materials and construction methods (including showing typical sections and large-scale joinery details) have been submitted to and approved in writing by the local planning authority. The works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: In the interests of preserving the significance of the grade II listed building at Wick Bottom Barn, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

6 **Stone wall sample panel**

Construction of the extensions to the listed building hereby approved shall not proceed beyond finished floor/slab level until a sample panel of stonework (to represent construction of the sarsen stone plinth), not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst construction of the extension is completed in accordance with the approved sample.

REASON: In the interests of preserving the significance of the grade II listed building at Wick Bottom Barn, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

7 **External materials schedule**

Notwithstanding the submitted details, construction of the extensions to the listed building hereby approved shall not proceed beyond finished floor/slab level until a schedule of all external materials and finishes has first been submitted to and approved in writing by the local planning authority.

As a minimum, the schedule shall include a description of the material, supplier/manufacturer name, details of the colour/application of external finishes

(paint, wood stain etc.) and a photographic sample of the material/finish. The development shall be completed and maintained in accordance with the approved details thereafter.

REASON: To preserve the settings of the nearby designated heritage assets, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

8 **Buttress details**

No works to construct new or replacement buttresses shall be carried out until full details of the locations and construction methods (including any temporary structural supports to be used during the construction phase – if necessary) have first been submitted to and approved in writing by the local planning authority. The development shall be completed and maintained in accordance with the approved details thereafter.

REASON: To preserve the structural integrity and special character of the designated heritage asset, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

9 **Rainwater goods**

No new or replacement rainwater goods shall be installed at the existing building or extension until details of the rainwater goods (which shall be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the local planning authority. The works shall be carried out and maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

10 **Flues, vents, chimneys**

No new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings other than those detailed within the approved plans/documents shall be constructed/installed unless full details have first been submitted to and approved in writing by the local planning authority. The works shall be carried out and

maintained in accordance with the approved details thereafter.

REASON: To preserve the significance of the designated heritage assets within the site, the character and appearance of the site and wider landscape character in accordance with the aims of Core Policies 51, 57 and 58 of the Wilshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

Informatives: (1)

11 **INFORMATIVES**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

This permission relates to listed building consent and does not provide any type of planning permission. Please refer to the local planning authority's decision of planning application PL/2023/10168 that may include different conditions to the above permission that are required to be complied with in addition to the conditions of this permission.

Bats

The roof space of Wick Bottom Barn is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and

Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

The site is located in an area that may contain below ground archaeology. Due to previous ground disturbing works within the site there is only a low expectation that archaeology of any significance would be discovered during construction of the approved development. However, should any historic structures, material or artifacts be encountered during ground disturbing works, the applicant is advised to cease works and to contact the County Archaeology Department at archaeology@wiltshire.gov.uk for further advice.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy

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