Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09090

Decision Date: 22 April 2024

Applicant:	Mr & Mrs Pollin Ogbourne Maizey Manor , Rockley Road, Ogbourne Maizey, Wiltshire, SN8 1RY
Particulars of Development:	New heating system, re-roofing, replacement rooflight, new secondary glazing, replacement windows and door. Internal alterations to walls. Reinstating window. New floor to Boot Room. Alterations to previously approved WC and Plant Room.
At:	Ogbourne Maizey Manor, Ogbourne Maizey, Marlborough, Wilts, SN8 1RY

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).
In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.
Subject to the following conditions:

Conditions: (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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: Air Source Heat Pump Specifications ‘ecoAIR+ EVI 4-20’.
Doc Title: Protected Species Survey Report for Bats and Nesting Birds and Nocturnal Bat Survey Report. Produced by: CE Cotswold Environmental. Dated: September 2023. (Or as modified by the Natural England European Protected Species Mitigation licence for bats.)

Drg Title: External Door Joinery Details EDG13 & EDG14. Drg No: 22.1515/25.
Drg Title: Basement & Ground Floor Plan as Existing. Drg No: 22.1515/02. Rev: A.
Drg Title: Elevations as Existing. Drg No: 22.1515/04.
Drg Title: First & Second Floor as Existing. Drg No: 22.1515/03.
Rev: A.
Drg Title: Site Plan as Existing. Drg No: 22.1515/01.
Doc Title: Gas Boiler Flue Details.
Drg Title: Location Plan. Drg No: 22.1515/00.
Drg Title: Metal Casement Window Details as Proposed. Drg No: 22.1515/24.
Drg Title: Basement & Ground Floor Plan as Proposed. Drg No: 22.1515/13.
Rev: B.
Drg Title: Elevations as Proposed. Drg No: 22.1515/15. Rev: C.
Drg Title: First & Second Floor as Proposed. Drg No: 22.1515/14.
Drg Title: Site Plan as Proposed. Drg No: 22.1515/12. Rev: B.
Drg Title: WS08 Window Joinery Details. Drg No: 22.1515/26.
Dog Title: Written Scheme of Investigation for a Programme of Archaeological Monitoring and Recording. Dated: March 2023. Produced by: Foundations Archaeology.

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

3 Prior to commencement of development, an assessment of the acoustic impact arising from the operation of the Air Source Heat Pumps shall be undertaken in accordance with BS4142:2014 +A1:2019.

Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:0- - 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptors.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the rated level of noise shall not be above the background sound level.

The scheme shall be submitted to and approved in writing by the Local Planning Authority. A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be implemented thereafter and be permanently retained.

REASON: To ensure that appropriate levels of amenity are achievable.

4 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the

local planning authority.

REASON: In the interests of conserving biodiversity.

Informatives: (1)

5 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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 - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk