Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/09450

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 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: 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 The section of boundary wall proposed for demolition (to enable temporary site access) shall be photographically recorded prior to any demolition works so that an accurate reinstatement is achieved. All stones (including copings) forming the existing wall shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the curtilage listed boundary wall. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.
The section of wall will be reinstated within 3 months following completion of the foundation works/footings/slab level of the extension hereby approved.

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

4 Secondary glazing units shall be fitted so as not to damage the windows and frames/mullions, and any opening sections or joins in the framing align with the existing window framing/mullions/meeting rails so as not to obscure the sight lines through the window(s).

REASON: To preserve the special interest of the listed building, its fabric and appearance.

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