Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/08678

Decision Date: 17 May 2024

Applicant:	Mr & Mrs A Mackenzie c/o Agent, Fowler Architecture and Planning, 39 High Street, Pewsey SN9 5AF
Particulars of Development:	Refurbishment of Standen House comprising: removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; reconfiguration of internal layout of the Coach House and formation of new entrance to east elevation; replacement canopy to east-elevation of the Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension. Internal alterations, including: replacement of the 1980s main staircase; door relocations to first floor; upgrading of electrical and plumbing services. External repairs to existing brickwork and windows.
At:	Standen House, Breach Lane, Chute Standen, Andover, SP11 9EE

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: (3)

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:

Site Location Plan - 22013-000-P1
Proposed Site Plan - Masterplan- 22013-100B-P3
Proposed Site Plan - Phase 2 22013-102-P2

Proposed Ground Floor Plan - 22013-110-P2
Proposed First Floor Plan - 22013-111-P1
Proposed Second Floor Plan - 22013-112-P1
Proposed Roof Plan - 22013-113-P1
Proposed Cellar Plan - 22013-114-P1
Proposed Ground and Roof Floor Plan - 22013-160-P1
Proposed Site Sections (02) - 22013-201-P2
Proposed Main House Sections (01) - 22013-210-P1
Proposed Main House Sections (02) - 22013-211-P1
Proposed Car Port Sections - 22013-260-P2
Proposed Main House Elevations (01) - 22013-310-P1
Proposed Main House Elevations (02) - 22013-311-P2
Proposed Main House Elevations (03) - 22013-312-P1
Proposed Main House Elevations (04) - 22013-313-P1
Proposed Car Port Elevations - 22013-360-P1
Proposed Canopy Details - Coach House 22013-500-P1
Proposed Door Detail - Coach House 22013-501-P1
Proposed Window Detail - Coach House 22013-503-P1
Proposed Extension Details - Main House 22013-510-P1
Proposed Staircase Details - Main House 22013-520-P1

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

3 No development shall continue above slab level on site until details of all external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner, in the interests of character and appearance of the listed 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