Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2023/07307

Decision Date: 23 May 2024

Applicant:	Noble D Ltd 39 Liskeard Way, Freshbrook, Swindon, SN5 8NL
Particulars of Development:	Change of use from guest house (C1) to 3no. 8 bedroom Houses in Multiple Occupation (HMO) (sui generis) and alterations including demolition of single storey lean to extension, removal of flue, new timber doors to rear, extension of fire escape platform, removal of signage, new cycle stores, new vent, secondary glazing to front windows and internal alterations to wall and doors.
At:	THE PINES HOTEL, 81-82 MARSHFIELD ROAD, CHIPPENHAM, SN15 1JR

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s);-

Refusal Reason(s): (2)

1 The application fails to provide sufficient details in respect of internal alterations, materials and external works, making it impossible for the Council to fully gauge the impacts on the fabric and significance of the listed building.

2 The intensity of the proposed use would result in general harm to local character, above the existing use. This would be felt through additional footfall, activity and the potential for large groups of occupants congregating in limited external amenity spaces. Bins would not be adequately stored, leading to a likelihood that they would be kept on the site's frontage. This would lead to harm to the street scene; the setting of the listed building at the application site; the setting of neighbouring listed buildings; and the character and appearance of the conservation area.

The identified harm is not outweighed by any public benefits. The proposal is therefore contrary to Core Policies 57 (i, iii and iv) and 58 of the Wiltshire Core Strategy; Policy TC4 of the emerging Chippenham Neighbourhood Plan; and paragraphs 135 (a-c), 139, 203, 205 and 208 of the NPPF.

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they 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 - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).