Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/09831

Decision Date: 24 May 2024

Applicant:	Marlborough College Barton Farm, Bath Road, Marlborough, SN8 1PA
Particulars of Development:	Amendments to internal layout and provision of new ventilation cowls to that approved under LBC application 21/02383/VAR; extension of time frame to allow for removal of temporary works (as previously approved by Condition 5 of 21/02383/VAR). Replacement of the existing steel framed windows with upgraded steel framed units.
At:	Science Block, Marlborough College, Bath Road, Marlborough, SN8 1PA

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: (6)

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:

Reference & Title and Revision Number:

17075_00_07_001 Site Location Plan.pdf	P5
17075_00_07_009_Block Plan_Existing.pdf	P2
17075_00_07_010_Block Plan_Proposed.pdf	P5
17075_00_07_100_Ground Floor Plan_Existing.pdf	P5

17075_00_07_101_First Floor Plan_Existing.pdf	P5
17075_00_07_102_Second Floor Plan_Existing.pdf	P5
17075_00_07_103_Roof Plan_Existing.pdf	P5
17075_00_07_110_Ground Floor Plan_Demolition.pdf	P5
17075_00_07_111_First Floor Plan_Demolition.pdf	P5
17075_00_07_112_Second Floor Plan_Demolition.pdf	P5
17075_00_07_113_Roof Plan_Demolition.pdf	P5
17075_00_07_120_Ground Floor Plan_Proposed.pdf	P5
17075_00_07_121_First Floor Plan_Proposed.pdf	P5
17075_00_07_122_Second Floor Plan_Proposed.pdf	P5
17075_00_07_123_Roof Plan_Proposed.pdf	P5
17075_00_07_200_Elevation North + South_Existing.pdf	P5
17075_00_07_201_Elevation East + West_Existing.pdf	P5
17075_00_07_220_Elevation North + South_Proposed.pdf	P7
17075_00_07_221_Elevation East + West_Proposed.pdf	P7
17075_00_07_300_Section AA + BB_Existing.pdf	P5
17075_00_07_320_Section AA+BB_Proposed.pdf	P5
17075_00_07_321_Section CC+DD_Proposed.pdf	P5
17075_00_DAS_Addendum_231113_Part 1 of 2	
17075_00_DAS_Addendum_231113_Part 2 of 2	
17075_02_07_200_Newton Building_Elevation North_Existing.pdf	P5
17075_02_07_201_Newton Building_Elevation East_Existing.pdf	P5
17075_02_07_202_Newton Building_Elevation South_Existing.pdf	P5
17075_02_07_203_Newton Building_Elevation West_Existing.pdf	P5
17075_02_07_210_Newton Building_Elevation North_Demolition.pdf	P5
17075_02_07_211_Newton Building_Elevation East_Demolition.pdf	P5
17075_02_07_212_Newton Building_Elevation South_Demolition.pdf	P5
17075_02_07_213_Newton Building_Elevation West_Demolition.pdf	P5
17075_02_07_220_Newton Building_Elevation North_Proposed.pdf	P5
17075_02_07_221_Newton Building_Elevation East_Proposed.pdf	P5
17075_02_07_222_Newton Building_Elevation South_Proposed.pdf	P5
17075_02_07_223_Newton Building_Elevation West_Proposed.pdf	P5
17075_02_07_300_Newton Building_Section AA_Existing.pdf	P5
17075_02_07_301_Newton Building_Section BB_Existing.pdf	P5
17075_02_07_310_Newton Building_Section AA_Demolition.pdf	P5
17075_02_07_311_Newton Building_Section BB_Demolition.pdf	P5
17075_02_07_320_Newton Building_SectionAA_Proposed.pdf	P5
17075_02_07_321_Newton Building_SectionBB_Proposed.pdf	P5
17075_Newton Building_Heritage Statement _231113_FINAL.pdf	
PRS_TS_SK870 Marlborough School Planning Drawing	A

17075_00_Addendum Cover Note 23/11/13	
7466 Marlborough College NSB - Windows Survey Nov 2023	

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

3 i) Demolition works on or within the Newton Building and attached 'annexe' linking building shall be carried out as detailed on the following drawings approved under the document references outlined below, which were approved under discharge of condition referenced PL/2021/04028 and PL/2022/03884:

PL/2021/04028 (annexe):

Site Location Plan	17075_00_07_001 P4
Link building pre-demolition review - OPS Strucural Engineers	210407 Marlborough College - Link building Pre demolition Review_rev3
Newton Enabling works Structural Assessment	SK-040521-01
Method Statement	Diamond Stitch Drilling & Track Sawing To Remove Section Of Wall

PL/2022/03884 (Newton Building):

Newton Building Structural Works Report	18071/R08
Engineering Statement	30249-4-HDR-MC-CDS-REPORT-01 R0
Tender Phase 2 Demolition RAMS	Rev. C02 Marlborough College Phase 2 Tender Demolition Rams 01042022
Demolition Enabling Works	30249-3-HDR-MC-DEW-DRW-01
Ground Floor Plan - Existing	17075_00_07_100 P4
Ground Floor Plan - Demolition	17075_00_07_110 P4
First Floor Plan - Existing	17075_00_07_101 P4
First Floor Plan - Demolition	17075_00_07_111 P4
Second Floor Plan - Existing	17075_00_07_102 P4
Second Floor Plan - Demolition	17075_00_07_112 P4
Roof Plan - Existing	17075_00_07_103 P4
Roof Plan - Demolition	17075_00_07_113 P4
Site Location Plan	17075_00_07_001 P4
Phase 1 & 2 – Plan & Isometric Views	30249-2-HDR-MAR-TW-01 – Sheet 1
Phase 3 & 4 – Plan & Isometric Views	30249-2-HDR-MAR-TW-01 – Sheet 2
Phase 5 & 6 – Plan & Isometric Views	30249-2-HDR-MAR-TW-01 – Sheet 3
Phase 7 – Plan & Isometric Views	30249-2-HDR-MAR-TW-01 – Sheet 4

ii) The works shall not be carried out other than in accordance with the so-approved details.

REASON: In the interests of protecting the special interest of the listed building.

4 i) Notwithstanding the approved drawings, and other than as permitted under condition 5 below, no works other than demolition as described under condition 3 shall commence within the Newton Building until details of the following have been submitted to and approved in writing by the local planning authority:

a) External materials and finishes,

b) Internal and external joinery details. Full details of the retained and reused original features, are required such as internal doors to laboratories should be made explicit within an audit statement/ marked plans. Large scale details of all new are to be submitted including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels,

c) Second floor Gallery edge balustrading the design of which should be influenced by original features of the building,

ii) The works shall not be carried out other than in accordance with the so-approved details.

REASON The application contained insufficient information to enable these details to be considered prior to granting consent, yet they need to be agreed in the interests of preserving the character and appearance of the listed building and its setting.

5 Subject to condition 3 above:

i) Temporary Works to the Newton Building may be carried out as detailed on the following drawings:

17075_05_07_110/ Enabling Works - Ground Floor – Demolition - P2
17075_05_07_120 / Enabling Works - Ground Floor - Proposed - P2
17075_05_07_210 / Enabling Works - Elevation - Demolition - P2
17075_05_07_220 / Enabling Works - Elevation - Proposed - P2
17075_05_07_311 / Enabling Works - Section - Demolition - P2
17075_05_07_321 / Enabling Works - Section - Proposed - P2

ii) The new works (temporary doors and partitions) constructed as part of the Temporary Works shall be removed no later 01/10/2024, whereafter it is anticipated that works as approved in accordance with condition 2 shall be underway, or else the

north and south elevations of the building shall have been reinstated in accordance with details first to have been submitted to and approved in writing by the local planning authority.

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

6 Notwithstanding the documents submitted, the new windows permitted under this application shall be painted white and retained as such for the lifetime of the development.

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

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