Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/11060

Decision Date: 07 June 2024

Applicant:	Mr Bechtloff & Mr Jefferson 3 Waterside, Castle Combe, Wiltshire, SN14 7HX
Particulars of Development:	Single storey rear extension together with internal alterations, re-rendering of front elevation and addition of secondary glazing.
At:	3 Waterside, Castle Combe, Chippenham, Wilts, SN14 7HX

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: -

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 works hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan and Existing Site Plan Ref: AA/23/09/01.
- Proposed Site Plan Ref: AA/23/09/11.
- Proposed Ground Floor Ref. AA/22/01/12.
- Proposed First Floor Ref. AA/23/09/13.
- Proposed Elevations Ref. AA/23/09/14.
- Proposed Section Ref. AA/23/09/15.
- Proposed Casement Window Elevation and Joinery Details Ref. AA/23/09/16.
- Secondary Glazing Details Ref. AA/23/09/17.
- Air-source Heat Pump Technical Specification Ref. PUZ-WM60VAA(-BS).

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

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery 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;

(ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section);

(iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

(iv) Large scale details of proposed eaves (1:5 section);

(v) Full details of proposed internal service routes;

(vi) Full details and samples of external materials including a sample panel of the proposed render.

The works shall be carried out in accordance with the approved details.

REASON: the application contained insufficient information to enable this matter to be considered prior to granting planning permission. The matter is required to be agreed with the Local Planning Authority before development commences, in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4. The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.

REASON: to preserve the special architectural and historic interest 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