Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10104

Decision Date: 21 June 2024

Applicant:	Ms A Chalmers c/o agent Cambridge House, Henry Street, Bath, BA1 1BT
Particulars of Development: **At:**	Internal and external alterations to Church Cottage Church Cottage, Market Place, Castle Combe, Chippenham, SN14 7HT

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: (5)

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 and documents:

23004/001 A Stonework Repair Elevations
23004/002 B Dormer Window Elevations
23004/003 Chimney Elevation, Detail, Section 01
23004/004 Chimney Elevation, Detail, Section 02
23004/005 Chimney Elevation, Detail, Section 03
23004/007 Architrave and Skirting Details
2304/008 A Roof Verge Detail
23004/009 Secondary Glazing Sections & Plan
23004/010 Conservation Roof Lights
23004/011 Existing Elevations
23004/012 B Proposed Elevations

23004/013 E Proposed Section A-A
23004/014 A Ground Floor Underfloor Heating Section
23004/015 Front Garden Drainage Plan
23004/016 B Cork Board Details
23004/017 Drainage Plan & Sections
23004/100 C Ground Floor Plan as Proposed
23004/101 B First Floor Plan as Proposed
23004/102 B Second Floor Plan as Proposed
23004/110 B Flooring Plans as Proposed inc. Works Schedule
12004/111 A Ceiling Plans as Proposed inc. Works Schedule
01 First and Second Floor Structure Plans & Section
(received 29 April 2024)

Site Location Plan
CC/180423/01 - Rev 1 Existing Floor Plans & Section A-A
CC/180423/07 - Rev 1 Proposed Block Plan
(received 21 November 2023)

Cork IWI Specification & Installation Guidance
Existing Floor Plans and Sections
Lime Paint Specification
CC/180423/02 - Rev 1 Existing Cross Section, Roof Plan and Rear South East Elevation
(received 16 November 2023)

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

3 The works shall be carried out in accordance with the approved Works and Materials Schedule (received 16 November 2023) unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4 The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

REASON: In the interests of visual amenity and the character and appearance of the area.

5

Notwithstanding the details described within the Heritage Impact Statement, the replacement roof covering shall be natural stone roof tiles which are laid to regularly diminishing courses from eaves to ridge to present unbroken coursing in the traditional manner.

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

Informatives: (2)

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

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