Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10262

Decision Date: 11 July 2024

Applicant:	Mr. Mike Burbidge, 6 Longs Yard, Bradford On Avon, United Kingdom, BA15 1DH.
Particulars of Development:	General refurbishment, loft conversion and rear extension
At:	13 St Margarets Street, Bradford On Avon, BA15 1DA

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:

Drawing numbers: A17 23 39 P06RevA Proposed sections, A17 23 39 P09 Proposed dormer window details, A17 23 39 S02 Existing block plan, A17 23 39 S03 Existing floor plans, A17 23 39 P06 Proposed French door elevations, A17 23 39 P10 Front door details, A17 23 39 S01 Location Plan, A17 23 39 P08 Proposed French door details received on 15.11.2023. A17 23 39 S05RevA Existing sections, A17 23 39 S04RevA Existing elevations received on 27.11.2023. A17 23 39 P11 Proposed living room boundary wall details, A17 23 39 P01RevB Proposed block plan, A17 23 39 P12 Sash window details received on 18.03.2024. A17 23 39 P05RevD Proposed elevations, A17 23 39 P03RevC Proposed first floor plans, A17 23 39 P04RevC Proposed loft floor plans received 15.05.2024. A17 23 39 P02RevD Proposed ground floor plans received 09.07.2024.

Design, Access & Heritage Statement, Planning Application Form received on 15.11.2023.

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

3 The materials to be utilised within this development shall accord with the schedule of materials as shown on plan numbers: A17 23 39 P04RevC, A17 23 39 P02RevD, A17 23 39 P03RevC, A17 23 39 P05RevD, A17 23 39 P09, A17 23 39 P11. Any deviations away from these materials shall require details to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: In the interests of visual amenity and protecting the character and appearance of the listed building.

4 Prior to the commencement of any significant areas of removal of cementitious render from the building, a sample panel (c.1m square) shall be completed, the findings assessed and final proposals for the treatment of the elevation (including the final scope of the removal and proposals for making good following that removal) shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

REASON: In the interests of preserving the historic fabric and character of the listed building.

5 The new windows shall have a painted finish.

REASON: In the interests of preserving the historic fabric and character of the listed building.

6 All proposed new internal joinery details such as skirting boards and internal doors, shall match those any existing adjacent historic joinery details.

REASON: In the interests of preserving the historic fabric and character 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