Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/10671

Decision Date: 26 July 2024

Applicant:	Happy Days Nursery Main Chapel Town, Summercourt, Newquay, Cornwall, TR8 5YA
Particulars of Development:	Internal alterations to improve the useability of the space for the function of a nursery.
At:	Lime Kiln House, Lime Kiln, Royal Wootton Bassett, Swindon, SN4 7HF

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: (4)

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:

Application Form & Certificate
1841/001 Rev * – Location Plan. Received on 24 November 2023
1841/430 Rev B - Door Detail. Received on 24 November 2023
1841/431 Rev B – Door Detail. Received on 24 November 2023
1841/432 Rev * – Door Detail. Received on 24 November 2023
1841/020 Rev * – Existing East Elevation. Received on 24 November 2023
1841/024 Rev * – Existing Elevation A. Received on 24 November 2023
1841/010 Rev A – Existing Ground Floor Plan. Received on 24 November 2023
1841/025 Rev * – Existing Internal Elevations. Received on 24 November 2023

1841/022 Rev * – Existing North Elevation. Received on 24 November 2023
1841/021 Rev * – Existing South Elevation. Received on 24 November 2023
1841/023 Rev * – Existing West Elevation. Received on 24 November 2023
1841/060 Rev B – Ground Demolition Floor Plan. Received on 24 November 2023
1841/003 Rev D – Hard Landscaping Plan. Received on 26 June 2024
1841/004 Rev D – Hard Landscaping Plan. Received on 26 June 2024
1841/040 Rev A – Proposed East Elevation Plan. Received on 24 November 2023
1841/044 Rev A – Proposed Elevation A. Received on 24 November 2023
1841/046 Rev B – Proposed Internal Elevations Plan. Received on 30 April 2024
1841/030 Rev D – Proposed Ground Floor Plan. Received on 30 April 2024
1841/042 Rev A – Proposed North Elevation Plan. Received on 24 November 2024
1841/041 Rev A – Proposed South Elevation Plan. Received on 24 November 2024
1841/043 Rev B – Proposed West Elevation Plan. Received on 24 November 2024

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

3 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile.

REASON - In order to safeguard the special architectural or historic interest and heritage significance of the building and comply with policy 58 of the Wiltshire Core Strategy Local Plan 2015.

4 No works to fit new timber gates to the boundary wall gate piers shall commence on site until details of the new timber gates joinery including hardware and fixing to the existing gate piers, and details of how the existing metal gates are to fixed open have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

Informatives: (2)

5 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.

6 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