Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07321

Decision Date: 28 August 2024

Applicant:	Mr & Mrs Mestaz 79 Wolseley House High Street, Market Lavington, Wiltshire, SN10 4AQ
Particulars of Development:	Demolition of the existing flat roof garages; and rear flat roof kitchen extension. Construction of two-storey side extension; Removal and replacement of existing roofs over the dwelling; changes to external materials walls; roofs, and dormers; Construction of detached double bay garage, with timber feather edge boarding; Construction of Boundary Treatments; Extensive structural works, including the partial demolition and rebuilding of the front elevation, floor structure at the upper floors and replacement of the roof structure; changes to windows and doors (including refurbishment and repairs to existing windows), including installation of conservation rooflight; internal alterations.
At:	WOLSELEY HOUSE, 79 HIGH STREET, MARKET LAVINGTON, DEVIZES, SN10 4AQ

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: (11)

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:

Application Form
Design and Access Statement
Bat Survey Report, Wolseley House, 79, High Street, Market Lavington, Wiltshire SN10 4AQ, A report for Tuttle Architectural Services and on behalf of Mrs Jacqueline Mestaz, Dated August 2023, By Herdwick Ecology.
Historic Building Study, Report No. B6494b, April & May 2023

Drawing Nos:
Wolseley House – 01 - Existing Cellar, Ground Floor Plan, Elevations & Section
Wolseley House – 02 – Existing First Floor, Loft & Roof Plan, Block & Location Plan
Wolseley House – 03 Rev B - Proposed Cellar, Ground Floor Plan, Elevations and Sections
Wolseley House - 04 Rev A – Proposed First Floor, Loft & Roof Plan, Block & Location Plan
All received on 25 August 2023.

Heritage Impact Assessment In Respect of Repair/Rebuilding of the Front Wall, Dated January 2024. Structural Solutions, Dated 22nd June 2023, Job No: 10086TUT6 (Updated 14th December 2023
Received on 10 January 2024.

Wolseley House – 05 Rev B – Proposed Garage Floor Plan, Elevations & Roof/Site Plan
Received on 6 February 2024.

Drawing Nos:
300 Rev P1 – Detail – Strengthening Existing Timber Floors
301 Rev P1 – Detail – Reinstatement of Existing Joist Bearings
302 Rev P1 – Detail – Tying Inner and Outer Leaves of the Elevation
303 Rev P1 – Detail – Floor Joist Bearings to New Wall
304 Rev P1 – Detail – Roof Wall Plate to New Wall
400 Rev P1 – Key Plan – Existing Ground Floor
401 Rev P1 - Key – Existing Front Elevation
402 Rev P1 – Key – Plan & Elevation For Details
Construction Method Statement By Brackstone Builders Ltd, Dated 08 March 2024 (Roof Bracing/Shoring/Internal & External Propping/Demolition & Rebuild etc).
All received on 22 March 2024.

Photographic Survey
Received on 15 April 2024.

Drawing No.
Wolseley House – 06 – Proposed CMS Site Plan
Both received on 23.06.2024.

Construction Management Statement Rev A
Received on 13.08.2024.

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

3 Notwithstanding the approved drawings, full details and samples of all the external materials for the development hereby permitted to the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. Any new roof tiles required, over and above those which are salvaged (removed by hand and stored in a dry place) from the original dwellinghouse, shall match the existing building in terms of material, colour, texture, profile and pattern of laying.

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 and 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 Prior to the installation of the external windows and doors joinery, details of these shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including section through glazing bars) at not less than 1:2. 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 and 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.

5 Notwithstanding the approved drawings, following the initial works to remove the existing modern fireplace and infill additions, prior to implementation of any works for the making good of the fireplace in the Reception, final details of the proposals and any additional works/replacement shall be submitted to and approved in writing by the Local Planning Authority.

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 and 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.

6 The rainwater goods shall be constructed from cast metal and maintained as such thereafter.

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

7 Notwithstanding the approved drawings, prior to the installation of all the wall, ceiling and roof insulation, large scale section details shall be submitted to and approved in writing by the Local Planning Authority, to indicate the details of all wall and ceiling build-ups, including new wall and roof insulation.

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 and 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.

8 Notwithstanding the approved drawings, prior to the installation of any external flue, background and mechanical ventilation, soil/vent pipes, full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air shall be submitted to and approved in writing by the Local Planning Authority.

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 and 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.

9 The rooflight hereby approved shall be of the ‘conservation’ type with a single vertical glazing bar and mounted flush with the roof slope.

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

10 No additional structural works found to be required during the rebuilding of the front wall of the dwellinghouse shall be undertaken until details (including a structural engineer's report providing a full justification) 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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.

11 The applicant’s attention is drawn to the conditions on the counterpart planning approval PL/2023/07290.

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