Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/08632

Decision Date: 15 January 2025

Applicant:	Eastleigh Court Ltd, Eastleigh Court, Bishopstrow, Warminster, Wiltshire, BA12 9HW.
Particulars of Development:	Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works
At:	Eastleigh Court, Bishopstrow, Warminster, BA12 9HW

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:

10164 - P08 Dormer window details, 10164 - P09 Proposed window details, 10342 - P-01 Existing Floor Plans, 10342 - P-02 Existing Floor Plans, 10342 - P-03 Existing Elevations, 10342 - P-08 Existing Site & location Plan, 10342 - P-11 Proposed Gates, 10342 - P-12 Proposed Floor Plans, 10342 - P-13 Proposed Floor Plans, 10342 - P-14 Proposed Site Plan received 0n 03.10.2023. 10164 – P06RevA Proposed elevations with ecology details received on 23.10.2024.

Design & Access Statement, Assessment of Significance Heritage Statement, written scheme for Archaeological Investigation received on 03.10.2023.

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

3 No new walls shall be constructed on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall match in brick, bond and mortar colour the existing walls. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: in the interests of visual amenity and the character and appearance of the Listed Building.

4 Any new stone mullioned windows shall be of Bath stone and shall match in detail existing windows.

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

5 Notwithstanding the submitted planning application details, the scheme shall adhere to the following details:

i. All rainwater goods shall be constructed from metal and painted a dark colour

ii. All windows and glazing shall be rebated.

iii. The proposed rooflights shall be of a conservation type and shall be flush fitted with the roof slope.

REASON: In the interests of the character and appearance of the listed building

6 The natural stonework to be used externally on the approved gate piers and wall shall match that of the existing building and walling 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 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