Wiltshire Council

# The Planning (Listed Building and Conservation Areas) Act 1990

## Listed building consent - Approve with Conditions

## Application Reference Number: PL/2023/06594

## Decision Date: 07 February 2025

| | |
|---|---|
| **Applicant:** | Mr Kerry Pfleger<br>4 Woodleys Yard, West Street, Aldbourne, Marlborough, Wiltshire, United Kingdom, SN82BL |
| **Particulars of Development:** | Conversion of redundant building into holiday let |
| **At:** | MOOR FARM, ASHTON ROAD, MINETY, MALMESBURY, SN16 9QP |

**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:** (7)

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 Subject to the conditions below the works hereby permitted shall be carried out in accordance with the following approved drawings and details:

Existing Elevations and Plans 1331-01A (26/07/2023)
Bat Survey: Preliminary Roost Assessment 29/06/2023 (26/07/2023)
Interim Bat Survey Report PRI24354_Bat_Report (02/04/2024)
Ecological Enhancement Plan PRI24354_67 (16/09/2024)
Proposed Elevations and Plans 1331-02F (08/10/2024 )

REASON: For the avoidance of doubt and in accordance with heritage asset management best practice.

3

i) Notwithstanding the approved drawings, no works shall commence until a series of trial pits have been dug by hand to establish the depths of the wall foundations of the existing buildings.

ii) No works shall commence until full drawn and photographic details of these trial pits and the corresponding proposed details of build-up specified for the proposed limecrete floor, have been submitted to and approved in writing by the local planning authority.

iii) The works shall not be carried out other than in full accordance with the so-approved details.

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

4 i) No works to repoint the external brickwork or stonework shall be undertaken until details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and a sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

ii) The works shall thereafter not be carried out other than in accordance with the so-approved details and to match the so-approved sample.

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

5 i) No works shall commence on site until details of all new external timber window and door joinery have been submitted to and approved in writing by the local planning authority.

ii) 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 sections through glazing bars) at not less than 1:2.

iii) The works shall be carried out in accordance with the so-approved details.

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

6

i) Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the local planning authority:

a) full details of the proposed roof tiles, including ridge tiles;

b) details of all new or replacement rainwater goods; and

c) large scale details of proposed eaves and verges (1:5 section);

ii) The works shall be not carried out other than in full accordance with the so-approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent 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.

7 This decision is to be read in conjunction with the associated planning permission reference PL/2023/06295 which includes additional conditions that need to be complied with.

*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