

Development Management, Economic Development and Planning,  
County Hall, Bythesea Road, Trowbridge, BA14 8JN  
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



## Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |                                              |
|----------------|----------------------------------------------|
| Number         | <input type="text"/>                         |
| Suffix         | <input type="text"/>                         |
| Property Name  | <input type="text" value="Bradfield Manor"/> |
| Address Line 1 | <input type="text" value="Norton Road"/>     |
| Address Line 2 | <input type="text"/>                         |
| Address Line 3 | <input type="text" value="Wiltshire"/>       |
| Town/city      | <input type="text" value="Hullavington"/>    |
| Postcode       | <input type="text" value="SN14 6EU"/>        |

Description of site location must be completed if postcode is not known:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="389551"/> | <input type="text" value="182995"/> |

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Remove asbestos roof of lavatory extension and replace with waterproof fibreglass membrane. Take down damp walls of lavatory extension, install damp-proof course and re-use old stone to rebuild walls. Connect north wall with end of south wall by moving west wall outwards a few feet. Remove inappropriate modern metal windows; replace with hardwood-frames and install salvaged oak door.

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

16/07/2021

Has the work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

11/10/2022

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☒ Grade I

☐ Grade II\*

☐ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

**If Yes, do the proposed works include**

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes

☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes

☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Remediation of pre-existing extension, erected post-1945 as lavatory/boot-room, attached to late-19th century west-facing elevation of the house. This extension was not professionally constructed and suffered from irremediable damp. Materials used in the original construction were rough-stone, brick rubble and miscellaneous filler. The roof was corrugated asbestos sheeting and the windows were mass-produced metal-framed items. Both roof and window materials and 'design' were wholly inappropriate for a period building.

The walls suffered from irremediable damp due to failure of the roof timbers and the moisture-absorbent nature of the wall filler.

The asbestos sheeting was removed. A new roof was constructed with salvaged boards, covered by a water-proof fibre-glass membrane.

The old stonework was built directly onto earth, with no foundations or damp-proofing. This wall was taken down and new concrete foundations with damp-proof membrane inserted. The walls were then rebuilt with cavity-wall construction, re-using the old stones. Inappropriate and defective rubble-and-brick filler was removed and replaced with extra stone gathered from the former farmyard. The whole was re-pointed with lime-mortar instead of the original cement.

The south wall of the original extension protruded several feet beyond the original west wall. The north wall of the house merges into the garden wall, which was dilapidated where it connected with the house.

The dilapidated section of the north wall was rebuilt. The opportunity was taken to move the west wall outwards a few feet to connect the south and north walls. A horizontal two-pane window with hardwood divider was inserted in the rebuilt section.

The west-facing wall was re-built, replacing larger metal window with a Victorian oak door of the same width (see photograph). A new window was inserted in the rebuilt south wall, matching the design of other windows in the west wall of the house. Hardwood frames were custom-made for the new windows.

A new two-pane vertical-rectangle window with hardwood divider was inserted into the south wall to match the design of existing windows in west wall of the main house. Hardwood lintel above and limestone sill below.

## Materials

Does the proposed development require any materials to be used?

- ☒ Yes  
☐ No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded**

**Type:**  
External walls

**Existing materials and finishes:**  
Walls - roughstone and rubble, including odd bricks. Mass-produced 1950s metal (steel?) windows. Corrugated (chrysotile) asbestos roof panels. Softwood roof-timbers, rotten with damp and insect-damage.

**Proposed materials and finishes:**  
Re-use old stones. Point with lime-mortar. Old oak door to replace large metal window. Hardwood frames for two replacement windows. Hardwood lintels. Limestone sills. Old boards for new roof, sealed with waterproof glass-fibre membrane.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes  
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Hard-copies supplied separately.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes  
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes  
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes  
☒ No

## Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes  
☒ No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes  
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes  
☒ No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes  
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

15/01/2025

Details of the pre-application advice received

E-mail from Mr Langdown dated 15 January at 0938:

I write as a follow up to our meeting on the 19th December 2024 and following further discussions I have had with Alex Marsh.

I was able to provide Alex with sufficient information/photos following my visit and he has been in a position to share his thoughts which I have copied below:

Hi John

Thanks for the photographs and the site visit to Bradfield Manor.

The extension to the existing single storey extension requires householder planning permission and listed building consent.

If the owners are looking to later adapt the roof design this should be included on the application, but they should make it evident which works are being applied for retrospectively and what is proposed.

Also, we will need full detail of any new doors and windows. The submitted details for the doors and windows 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.

I hope this helps provide a little more information. I have also attached a letter formally requesting that an application is made for both planning permission and listed building consent and ask this is done within 28 days of the date of the letter.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.  
\*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant  
☐ The Agent

Title

Mrs

First Name

Mary

Surname

Hamilton

Declaration Date

07/02/2025

☒ Declaration made

## Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mary Hamilton

Date

10/03/2025

Amendments Summary

Take down 1940s extension constructed with inappropriate building materials creating irremediable damp problems. Rebuild with salvaged stone and appropriate materials to modern building standards respecting the heritage assets.

