

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/00178

Decision Date: 15/04/2025

Applicant:	Mr Wood Praters Farm Easton Town, Sherston, Wiltshire, SN16 0PS
Particulars of Development:	Single-storey extension, internal alterations to ground floor layout and staircase, structural repairs and alterations to west elevation, opening up rear doorway, installation of an ASHP to replace oil tank, installation of underfloor heating to ground floor, and associated alterations
At:	Praters Farm, Easton Town, Sherston, Malmesbury, SN16 0PS

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

- 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 works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan. Received 23 December 2024.

Application Form. Received 23 December 2024.

Proposed second floor. 056-P102. Received 23 December 2024.

Proposed roof plan. 056-P103. Received 23 December 2024.

Proposed site plan. 056-P001. Received 8 January 2025.

MIDEA Product Sheet – ASHP details. Received 8 January 2025.

Proposed Elevations North West (Rear) and North East (Side). 056-P201_REV A. Received 3 March 2025.

Proposed Internal Opening. 056-P501. Received 3 March 2025.

Proposed Floor Detail. 056-P502. Received 3 March 2025.

Proposed Ground Floor Plan. 056-P100_REV B. Received 31 March 2025.

Structural Details. CA7556_01 Rev A. Received 31 March 2025.

Repair Report (March 2025). CA7556.01. Received 1 April 2025.

Proposed Stair Detail. 056-P500_REV C. Received 8 April 2025.

Proposed First Floor Plan. 056-P101_REV B. Received 8 April 2025.

GreenCoat-PLX. Colour: Mountain Grey. Received 9 April 2025.

Proposed Elevations South East (Front) and South West (Side). 056-P200_REV C. Received 9 April 2025.

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

- 3** The stonework to be used in the construction of the extension hereby permitted shall match the stonework found in the existing dwelling in terms of stone type, coursing, mortar composition, bedding and pointing, and all other materials shall be as stated in the approved plans.

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

- 4** No works for the construction of the extension hereby permitted shall commence on site until large scale details (1:5 section) of the junction(s) between the extension and existing external walls of the listed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall proceed in accordance with the 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.

- 5** Following opening up investigative works of the west elevation wall structural defects around the ground floor window and existing buttress, no works to rebuild the stone walling shall take place until 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. The works shall thereafter be carried out to match the approved sample re-using the existing stones.

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

- 6** No doors shall be installed into the west elevation until details of the door joinery and surround have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, jambs, lintels, and dripstones, 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. 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 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** Following removal of the ground floor blockwork walling, no works for the installation of the metal framed glazed doors hereby permitted shall proceed until details of the doors and any side screens, including 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, 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 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.

- 8** No works for the unblocking and insertion of a window at first floor on the east elevation of the listed building hereby permitted shall commence on site until details of the window have been 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 sections through glazing bars/mullions) 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 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.

Informative

- 9** The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent.

Informative

- 10** 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.

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