



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/04267

Decision Date: 26/06/2025

Applicant:	Bishopstrow House Ltd, Bishopstrow House, Boreham, Warminster, Wiltshire BA12 9HH
Particulars of Development:	Extension of the existing outdoor terrace by altering the existing soft landscaping along the frontage of the existing Listed building and replacing it with new sensitively designed hard and soft landscaping.
At:	Bishopstrow House, Boreham, Warminster, BA12 9HH

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

Drawings: 1501 420 A Terrace Extension - Location Plan, 1501 421 A Terrace Extension - Site Plan showing existing Parking, 1501 422 A Terrace Extension - Block Plan as existing, 423 A Terrace Extension - Plan and Elevation as existing, 1501 424 A Terrace Extension - Sections as existing, 1501 426 A Terrace Extension - Site Plan showing proposed parking, 1501 427 A Terrace Extension - Block Plan as proposed, 1501 428 A Terrace Extension - Plan and Elevation as proposed, 1501 429 A Terrace Extension - Sections as proposed, NPA-11235-XX-ZZ-L-DR-3050-C01-Proposed Terrace Extension-Hard and Soft Landscape General Arrangement Plan received on 25.04.2025.

Documents: Design Access & Heritage Statement (March 2025), Built Heritage Assessment (October 2021), Ecological Impact Assessment (Rev.P01-26.03.2025), Arboricultural Impact Assessment (March 2025).

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

- 3** Notwithstanding the approved drawings, no works shall commence to each of the below listed components of the works, until details of that individual component have been submitted to and approved in writing by the Local Planning Authority: (i) Stone material/s (ii) kerb upstands and handrails.

REASON: In the interests of visual amenity and the character and appearance of the listed building and surrounding Conservation Area.

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 efficient 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