

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2022/03194

Decision Date: 14 June 2022

Applicant: Mr & Mrs Suter
30 High Street, Wiltshire, Burbage, SN8 3AF

Particulars of Development: Proposed conversion of the existing log store into bathroom, replace existing corrugated sheet lean-to roofs with natural slate, remove existing conservatory to create new entrance porch, new timber painted windows and erect a picket fence & gate to the rear of the property.

At: 30 HIGH STREET, BURBAGE, MARLBOROUGH, SN8 3AF

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

Title	Description	Received Date
Proposed Window and Door Details	Proposed Window & Door Details	19 April 2022
Existing Elevations, Floor, Roof/Site, Location and Block Plans	Existing 01	19 April 2022

Proposed Elevations,
Sections, Floor, Roof/Site,
Block and Location Plans, Proposed 02
Proposed Fence and Gate
Elevations

19 April 2022

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

- 3 No works shall commence on site until a full schedule and specification of the repair/insulation of the lean-to, to enable its conversion has 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.

- 4 No development shall commence on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. 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 area.

- 6 No works shall commence on site until details of all new or replacement flues, extract ducts, vents and grilles 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.

- 7 All new or replacement rainwater goods shall be of cast metal construction and finished in black and retained as such thereafter.

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 - <http://www.planningportal.gov.uk/planning/appeals>).

REASON: To preserve the character and historical integrity of the listed building.

- 8 The roof shall be constructed using natural slate.

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

Parvis Khansari - Corporate Director, Place