

The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2024/08673

Decision Date: 03 March 2025

Applicant: Mr Oliver Sims
111a St Johns Hill, London, SW11 1SY

Particulars of Development: Demolition of structurally unstable chimney breast and log store to rear of house and alterations to rear elevation and veranda

At: Ivy Lodge, 85 High Street, Market Lavington, Devizes,
SN10 4AQ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (5)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

P101(PL) 022_ Rev06 (received 25/02/2025)

Received 17/01/2025:

P101(PL) 010_05

P101(PL) 011_05

P101(PL) 001_01

P101(PL) 002_02

P101(PL) 023_02

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

- 3 No works shall commence to any external windows or doors, excluding those on the coal house to be demolished (as shown on plan P101(PL)022_ Rev06), until details of all new external window and door joinery 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) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting in compliance with Core Policy 58 of the Wiltshire Core Strategy 2015 and the Planning (Listed Building and Conservation Areas) Act 1990.

- 4 The removal of the render shall be carried out by hand (or by non powered hand-held tools) only.

REASON: In the interests of preserving the character and appearance of the listed building and its setting and to comply with Core Policy 58 of the Wiltshire Core Strategy 2015 and the Planning (Listed Building and Conservation Areas) Act 1990.

- 5 No works to repoint the external brickwork or stonework shall be undertaken until:
- a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and
 - b) 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.

REASON: In the interests of preserving the character and appearance of the listed building and its setting and to comply with Core Policy 58 of the Wiltshire Core Strategy and the Planning (Listed Building and Conservation Areas) Act 1990.

Informatives: (1)

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990

is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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 - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk