



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2024/10022

Decision Date: 19/11/2025

Applicant:	Mr & Mrs D & G Harris Hilmarton Manor , Hilmarton, Wiltshire, SN11 8SB
Particulars of Development:	late listed building consent for alterations within grounds including works to curtilage listed ha-ha structure
At:	Hilmarton Manor, Hilmarton, Calne, Wilts, SN11 8SB

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:-

- The retrospective development hereby permitted is subject to the following approved plans and documents being accurate:

Haha section – dwrg no. 4271-02E – received 28/10/2025

As Developed Block Plan, Proposed Sections – dwrg no. 4271-02C – received 18/03/2025

Location Plan, pre-development Block Plan, Existing Sections – dwrg no. 4271-01B – received 18/03/2025

Pre-development Topographical Survey – received 22/10/2025

Post-development Topographical Survey – received 22/10/2025

Design and Access Statement – received 22/10/2024

REASON: For the avoidance of doubt and in the interests of proper planning.
- Within 3 months of the date of this permission and prior to any works to reinstate and repair the brickwork being undertaken to the remaining Ha-ha, the applicant shall satisfy all of the following:

a) A sample panel not less than 1 metre square to show the proposed bonding to be used as part of the repointing of the ha-ha and the method of bedding and pointing for the brick repairs to make good the Ha-ha reusing bricks from the demolished or collapsed sections of the structure to match the appearance of existing surrounding undisturbed areas shall be erected and prepared on site, and thereafter be inspected and approved in writing by the Local Planning Authority.

Thereafter, and within 6 months of the Council approving the above details, all the remaining ha-ha repairs shall 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.

- 3** Any bricks removed during the repairs works and taken from the previously demolished section of the Ha-ha structure shall be carefully stored in a dry and secure place and to be re-used as part of the hereby approved repairs to the curtilage listed ha-ha. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

Nic Thomas - Director of Planning, Economy and Regeneration

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