

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Manor House
Address Line 1	West Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Barford St Martin
Postcode	SP3 4AH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
405650	131453

Description

The wall is best accessed from the Barford Inn rear car park separating the Manor House and the Barford Inn Restaurant.

Applicant Details

Name/Company

Title

Mr

First name

Dan

Surname

Taylor

Company Name

THE ESTATE OFFICE

Address

Address line 1

The Estate Office

Address line 2

Wilton

Address line 3

Town/City

SALISBURY

County

Wiltshire

Country

United Kingdom

Postcode

SP2 0BJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Dan

Surname

Taylor

Company Name

THE ESTATE OFFICE

Address

Address line 1

Wilton Estate

Address line 2

Wilton

Address line 3

Town/City

SALISBURY

County

Wiltshire

Country

United Kingdom

Postcode

SP2 0BJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

We have a 30 meter cob wall with a 10meter section that has collapsed and a further 10 meter section equally as unstable. The south end of wall requires some repair. We would like to repair the existing sound section of wall using the existing fallen section of cob to retain and reuse original material.

Following a structural report, It was recommended to dismantle the remaining north section of wall that consists of a number of brick repairs with a slate capping.

construct a suitable foundation and rebuild the failed 20 meter section using concrete block and a lime render.

we would incorporate an expansion joint where the new section of wall meets the existing and the wall to then be lime rendered to match the existing section of wall.

A new slate cap would then be constructed to retain its original appearance.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

chalk cob and slate capping

Proposed materials and finishes:

concrete block with lime render and slate capping

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

We propose to make good both ends of the existing cob wall to allow for a clean vertical expansion joint at the point of repair using existing cob and lime work.

The section of wall to be rebuilt will consist of a new concrete foundation, The wall would be constructed in concrete block allowing for an expansion joint of (12-15mm).

We will add a length of the compressible foam filler material into the depth of the joint.

The cob wall will be tied to the new block work using stainless steel Helifix rods in a sleeve allowing expansion but retaining strength. This joint will then consist of a plastic render bead to maintain a clean vertical joint with an exterior flexible sealer to seal the joint and match the render colour.

The wall capping will be removed and replaced like for like using timber A-Frame trusses with a slate finish as existing.

To avoid the visual impact of ghosting, we will allow ample time for the blockwork to dry before rendering.

A preparatory coat, such as a spatterdash or a proprietary bonding agent will be applied to help even out the absorbency of the background and provide a consistent surface for the render to adhere to.

We will ensure the render is applied at the minimum recommended thickness (typically 15mm-20mm depending on exposure) to mask the joints effectively.

We will Apply the render in multiple layers (e.g., a scratch coat and a top coat), with proper drying time between each to help to build up sufficient thickness and reduce the effect of differential suction.

We will apply a layer of fiberglass reinforcing mesh into the basecoat layer. This will add strength and flexibility to the render system, significantly reducing the likelihood of hairline cracks and ghosting caused by minor structural movement or temperature shifts.

Lime render mix ratio to be as follows-

Base Coat - 3.5 parts sand to 1 part (NHL2)

Top Coat - 3 parts washed sand to 1 part (NHL2)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

The Boundary wall divides the Manor house to the Barford Inn Restaurant who have been notified and are keen for this repair work to be carried out. Also the Parish Council

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Barford Inn Boundary Wall

Date (must be pre-application submission)

31/10/2025

Details of the pre-application advice received

The initial thoughts were that this was a reasonable approach and to seek planning/LBC consent.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Dan

Surname

Taylor

Declaration Date

11/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dan Taylor

Date

21/11/2025