



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/08572

Decision Date: 19/12/2025

Applicant:	Mr Paul Winchcombe 4 Farmhouse Court, Melksham, United Kingdom, SN12 6FG
Particulars of Development:	Rebuilding of a collapsed section of curtilage-listed garden wall, along with repointing and repair of standing sections of the same wall
At:	4 Farmhouse Court, Melksham, Wiltshire, SN12 6FG

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:-

- 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:

Location Plan received 28th October 2025

WALL02 Plan View Proposed 28th October 2025

WALL04 Part Elevation View Proposed 28th October 2025

WALL05 Elevation View Proposed 28th October 2025

Garden Wall Rebuild and Repointing - Statement of Works v2 28th October 2025

Proportionate Heritage Statement 28th October 2025

Gate Void dimensions as detailed on Garden Gate Design Intention and Dimensions received 18th December 2025

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

- 3 The collapsed section of the garden wall shall be rebuilt using salvaged bricks from the original wall to the greatest extent practicable. Any new or reclaimed bricks shall match the predominant historic brick type (notably the orange/red bricks) in colour, texture, and size. The wall shall be constructed using a traditional garden wall bond, and the mortar mix used for rebuilding and any repointing shall match the historic mortar in composition, colour, texture, and finish. Details of any new/reclaimed bricks, the brick bond, and the mortar mix shall be submitted to and approved in writing by the Local Planning Authority before the relevant element of the works is carried out. All works shall be completed in accordance with the approved details.

REASON: To ensure that the repair and rebuilding of the curtilage listed wall preserves the special architectural and historic interest of the listed building and its setting.

- 4 Notwithstanding the information provided on the "Garden Gate Design Intention and Dimensions" received 18 December 2025, no gate shall be installed within the rebuilt wall until full details of the gate have been submitted to and approved in writing by the Local Planning Authority. The details shall include the gate's design, materials, finish, and method of fixing. The gate shall thereafter be installed strictly in accordance with the approved details.

REASON: To ensure that the gate preserves the special architectural and historic interest of the listed building and its curtilage.

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