



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09228

Decision Date: 07/01/2026

Applicant:	Stephen Guild 94 Peninsula Way, Poundbury, Dorchester Dorset, DT1 3HG
Particulars of Development:	Retrospective permission to raise the height of the chimney by 600mm so that the top of the chimney pot is 1800mm above the thatched ridge.
At:	The Croft, Berry Wood Lane, Donhead St Mary, Shaftesbury, SP7 9DH

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

Design and Access and Heritage Statement Received: 24 November 2025

Chimney before and after photographs Received: 17 November 2025

Existing Elevations and floor plans Drawing No. 003 Received: 17 November 2025

Proposed Elevations and floor plans Drawing No. 009 Received: 17 November 2025

Location Plan Received: 17 November 2025

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

- 2 Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

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