The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/06036

Decision Date: 19/01/2026

Applicant:	Wadworth & Co. Ltd Northgate Brewery, Northgate Street, Devizes, Wiltshire, SN10 1JW
Particulars of Development:	Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen
At:	The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

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:

- Kitchen Ventilation Plant – Proposed Elevations, Dwg No. 4035-05 Rev G
- Kitchen Ventilation Plant – Proposed Plans, Dwg No. 4035-04 Rev G

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

3 Within 4 weeks of installation, all external flues and vents shall be finished in a matt black colour and retained as such thereafter.

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

4 Within 8 weeks of completion of the extension, the exposed gas pipe which runs along the west and south elevation and floats above head height in the alley between the listed building and the extension shall be finished in a colour to match that of the main wall of the extension.

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

5 The finish to the roof of the proposed lean-to extension hereby approved shall be finished in natural slate and retained as such for the lifetime of the development.

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

6 Within 8 weeks of completion of the lean-to extension, all external timber boarding shall be finished in a dark stain and retained as such thereafter.

Reason: To ensure a high-quality appearance and preserve the character and setting of the listed building and conservation area.

Informative

7 The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent.

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 efficiency 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