

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2024/05763

Decision Date: 13/03/2025

Applicant:	Mr Sam Paris 9 The Grove High Road, Ashton Keynes, Wiltshire, SN6 6NX
Particulars of Development:	Single storey rear extension linking existing house to existing utility out-building; New porch and front door; Replacement of Window WG1 with single glazing and WF1 with slim double glazing. Windows WG2, WG3, WF2 and WF 3 repaired to front elevation; Removal of existing cement mortar and repointing with lime mortar.
At:	The Grove, 9 High Road, Ashton Keynes, Swindon, SN6 6NX

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:-

Conditions

- 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: Site Location & Block Plan Existing, LBC 01, Scale 1:1250 and 1:500@A3 Received 24.06.2024; Site Location and Block Plan Proposed, LBC 02 Rev A Scale 1:1250 & 1:500 Received 24.02.2025; Ground Floor Plan Proposed, LBC 04 Rev A Scale 1:100@A3 Received 24.02.2025, Rear Elevation Proposed, LBC 05 Rev A Scale 1:100@A3 Received

24.02.2025, Front (East) Elevation Proposed, LBC 06 Rev B Scale 1:100@A3 Received 24.02.2025, Side (North & South) Elevation Proposed, LBC 07 Rev A Scale 1:100@A3 Received 24.02.2025, 3D View 1 @A3 LBC 08 Rev A Not To Scale A3 Received 24.02.2025, 3D View 2 @A3 LBC 089 Rev A Not To Scale A3 Received 24.02.2025, Replacement Window WG1 Plan Elevation and Section Scale 1:5 @A3 LBC 10 Rev A Received 24.02.2025, Replacement Window WG1 Typical Details Section, LBC 16 Rev A Scale 1:2 & 1:5 @A3 Received 24.02.2025, Replacement Window WF1 Typical Details, LBC 17, Scale 1:2 & 1:5 @A3 Received 24.02.2025, Heritage Impact Assessment and Window Schedule LBC 18 Received 24.02.2025.

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

- 3** Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external timber joinery to the new extension including new doors and full height glazed doors (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of all internal joinery doors (1:5 elevation, 1:2 section);

(iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

(iv) Large scale details of proposed new junction with the farmhouse, new eaves and verges to the link extension (1:5 section) including a structural engineers report on the suitability of the existing boundary stone wall to be able to support the proposed new extension.

(v) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in

order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.”

4 No works to repoint the external stonework shall be undertaken until:

a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and

b) Details of the proposed mortar composition and colour, and the method of pointing, to be approved in writing by the Local Planning Authority.

The works shall thereafter 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.

Parvis Khansari - Corporate Director, Place

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