



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/03732

Decision Date: 31/10/2025

Applicant:	Mr Alex Oliver 1 Patford Street, Calne, Wiltshire, United Kingdom, SN11 0EF
Particulars of Development:	Change of use of 1-3 Patford Street from office use to two private dwellings.
At:	1-3 Patford Street, Calne, SN11 0EF

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 works for which listed building consent is hereby granted shall be carried out in accordance with the following approved plans and documents:
 - Drawing No. SK303B: Proposed Ground Floor Plan, received 31 March 2025;
 - Drawing No. SK305C: Proposed First Floor Plan, received 27 October 2025;
 - Drawing No. SK307C: Proposed Attic Floor Plan, received 31 March 2025;
 - Drawing No. A402: Proposed New Casement Window details, dated Mar 19 and received 31 March 2025;
 - Drawing No. A403: New External Door details, dated Mar 19 and received 31 March 2025;
 - Drawing No. A404: Proposed Internal Rear Door details, dated Mar 19 and received 31 March 2025;

- Drawing No. A405: Proposed Internal Rear Door details and Skirting Profiles, dated Mar 19 and received 31 March 2025;
- Drawing No. A406: New Fence details, dated Sept 21 and received 31 March 2025;
- Drawing No. A407: New Staircase Elevations and Plans, dated Sept 21 and received 31 March 2025;
- Drawing No. A408: Proposed Electricity Cupboard, dated Sept 21 and received 31 March 2025;
- Drawing No. A409: Proposed Ground Floor Heating Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A410: Proposed First Floor Heating Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A411: Proposed Attic Heating Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A412: Proposed Ground Floor Drainage Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A413: Proposed First Floor Drainage Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A414: Proposed Attic Drainage Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A415: Proposed Ground Floor Water Pipe Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A416: Proposed First Floor Water Pipe Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A417: Proposed Attic Water Pipe Plan, dated Sept 21 and received 31 March 2025;
- Drawing No. A418: Proposed Staircase details – Bedroom to Bathroom, dated Sept 21 and received 31 March 2025;
- Drawing No. PL014: Proposed Front Elevation, dated 06/15 and received 31 March 2025;
- Drawing No. PL010D: Proposed Site Plan, dated 06/15 and received 25 July 2025;
- Drawing No. PL015C: Proposed Cox's Hill Elevation, dated 06/15 and received 27 October 2025;
- Drawing No. PL016A: Proposed Rear Elevation, dated 06/15 and received 31 March 2025;
- Drawing No. PL017: Proposed Side Elevation, dated 06/15 and received 31 March 2025;
- Repair Specification, revision dated 16/08/2021 and received 31 March 2025; and
- Planning Design and Access Statement, dated July 2025 received 27 October 2025.

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

- 3 No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings, have been

submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

- 4 No works involving the existing external windows or doors shall commence until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2, and shall also include the details of how the existing 'hay-loft' opening doors will be re-hung as a shutter for the new window. The works shall be carried out in accordance with the approved details.

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

- 5 The dwellings hereby approved shall not be occupied until the existing 'hay-loft' doors on the first floor of the Cox's Street Elevation have been re-hung as shutters for the new window to be inserted into the same opening in accordance with details approved by the local planning authority, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the conversion takes place in a manner that avoids harm to or loss of existing historic fabric.

Informative Notes

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this consent does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

The applicant should note that the grant of listed building consent does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water

Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

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