

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09705

Decision Date: 29/01/2026

Applicant:	Bella Hoare Gasper Farm , Gasper Street, Gasper , Stourton, BA12 6PY
Particulars of Development:	Proposed demolition of modern boiler room, replacement of window with door on north elevation, and internal alterations on Ground Floor, First Floor and Attic.
At:	Gasper Farm, Gasper Street, Gasper, Stourton, BA12 6PY

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 begin 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:

Location Plan Received: 08 December 2025

Site Plan as proposed Drawing No. 666/02/102 Rev A Received: 08 December 2025

Ground Floor Plan as Proposed Drawing No. 666/02/111 Rev A Received: 08 December 2025

First Floor Plan as Proposed Drawing No. 666/02/112 Rev A Received: 08 December 2025

Attic Floor Plan as Proposed Drawing No. 666/02/113 Rev A Received: 08 December 2025

Roof Plan as Proposed Drawing No. 666/02/114 Rev A Received: 08 December 2025

Elevation 01 and 02 as Proposed Drawing No. 666/02/115 Rev A Received: 08 December 2025

Elevation 03 and 04 as proposed Drawing No. 666/02/116 Rev A Received: 08 December 2025

Sections through staircase as proposed Drawing No. 666/02/117 Rev A Received: 08 December 2025

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

- 3 Notwithstanding the submitted details, no development shall commence on site until details of the new door on the northern elevation, (to an appropriate scale (1:5 elevation 1:2 section)) have been submitted to and approved in writing by the Local Planning Authority. Development 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 Notwithstanding the submitted details, no development shall commence on site until full details of the form and design of the new partition and door within the attic space (i.e. butt and bead boarding perhaps with a ledge and brace door) have been submitted to and approved in writing by the Local Planning Authority. Development 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.

- 5 The proposed partition hereby approved in the utility room shall be scribed around ceiling joists.

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

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