

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/06892

Decision Date: 17/10/2025

Applicant:	Andrea Arnold Wadworth & Co. LTD, Folly Road Brewhouse, Folly Road, Devizes, Wiltshire, United Kingdom , SN10 2HT
Particulars of Development:	Change of use to sign shop and miscellaneous brewery related activities with internal alterations and reconfiguration to create a chef flat and associated works
At:	The Crown, New Park Street, Devizes, SN10 1EA

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:

- Plan Ref: 4410-01 Rev A Existing Plans
- Plan Ref: 4410-02 Rev A Proposed Plans

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

- 3 Prior to the installation of the proposed Crittall metal screen and door, detailed design specifications of them shall be submitted to and approved in writing by the

Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure the design and materials are appropriate to the character and significance of the Grade II listed building and the Devizes Conservation Area, in accordance with Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy and Section 16 of the NPPF.

- 4 Prior to the installation of any internal windows or doors, full details of the proposed joinery, including scaled drawings (no less than 1:10 elevation and 1:2 section), materials, and finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

REASON: To preserve the architectural integrity and historic fabric of the listed building and ensure that new interventions are sympathetic to its character, in accordance with Core Policy 58 and the NPPF.

Informative

- 6 The applicant is advised that while no new external signage is proposed as part of this application, any future installation of signage may require separate Listed Building Consent (LBC) and/or Advertisement Consent, depending on its design, location, and method of fixing.

Informative

- 7 The applicant is advised that while no significant external decoration works are proposed as part of this application, any future changes to the external finishes of render, joinery or metalwork, including alterations to colour or materials, may require separate 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