

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2024/01424

Decision Date: 06 November 2024

Applicant: Mr Ben Myerscough
93 High Street, Marlborough, Wiltshire, SN8 1HD

Particulars of Development: Change of use of building to mixed-use therapy / healing centre with associated ancillary spaces (sui generis). Internal and external works including: works to the Tithe barn: roof refurbishment and structural repairs; new mezzanine structure in east end; new glazing to existing openings; works to the corner range: roof refurbishment and structural repairs; interior partitions and fit-out; replacement windows and doors; works to the south-east range: removal of modern lean-to; new masonry, timber and glazing elevation facing courtyard. Associated landscaping and ecological enhancement.

At: Bowden Park Farm, Naish Hill, Chippenham, SN15 2QH

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: (5)

- 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 hereby permitted shall be carried out in accordance with the following approved plans:

- PP-12707688v1 – Site Location Plan – dated 30.01.2024
- 049-CWa-0010_ Rev 02 – Site Plan Existing – dated 05.01.2024
- 049-CWa-0100_ Rev 02 – Existing Ground Floor Plan – dated 05.01.2024
- 049-CWa-0110_ Rev 02 – Existing First Floor Plan – dated 05.01.2024
- 049-CWa-0120_ Rev 02 – Existing Roof Plan – dated 05.01.2024

- 049-CWa-0150_ Rev 02 – Demolition Plan - Ground Floor – dated 05.01.2024
- 049-CWa-0151_ Rev 02 – Demolition Plan - First Floor – dated 05.01.2024
- 049-CWa-0200_ Rev 02 – Existing Elevations (North east) – dated 05.01.2024
- 049-CWa-0201_ Rev 02 – Existing Elevations (South West) – dated 05.01.2024
- 049-CWa-0300_ Rev 02 – Existing Sections – dated 05.01.2024
- 049-CWa-1000_ Rev 04 – Proposed Site Plan – dated 05.11.24
- 049-CWa-1100_ Rev 04 – Proposed Ground Floor Plan – dated 05.11.24
- 049-CWa-1110_ Rev 03 – Proposed First Floor Plan – dated 12.06.24
- 049-CWa-1120_ Rev 02 – Proposed Roof Plan – dated 05.01.2024
- 049-CWa-1200_ Rev 02 – Proposed det. plan and section - Tithe barn – dated 05.01.2024
- 049-CWa-1210_ Rev 02 – Proposed det. plan and section - Corner range – dated 05.01.2024
- 049-CWa-1220_ Rev 03 – Proposed detail plan and section – SE range – dated 12.06.24
- 049-CWa-2000_ Rev 05 – Proposed Elevations (North, East) – dated 08.10.24
- 049-CWa-2001_ Rev 05 – Proposed Elevations (South, West) – dated 08.10.24
- 049-CWa-5010_ Rev 01 – Typical window and door details – dated 06.03.24
- 049-CWa-5011_ Rev 01 – Typical barn door window details – dated 06.03.24
- 049-CWa-5012_ Rev 01 – Typical south east range window details – dated 06.03.24
- 049-CWa-5013_ Rev 02 – Quoin and Roof Details – dated 09.09.24
- 049-CWa-1500_ Rev 02 – Proposed landscape plan – dated 05.01.2024

(all as dated)

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

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

- (i) Large scale details of all external joinery including metal-framed glazing (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) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air; rainwater goods (which shall be of cast metal construction and suitable matching colour)
- (iv) Large scale details of proposed eaves and verges (1:5 section);
- (v) Full details of external decoration to render, joinery and metalwork;
- (vi) Full details and samples of external materials.

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

REASON: These matters are 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 Within six months of completion of the new openings, all adjoining surfaces which have been disturbed by any of the approved works (including brickwork, stonework, plaster and floor tiles, cills and surrounds) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

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

- 5 The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building(s) is/are preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building(s) shall be structurally supported and weatherproofed at all times as necessary during the construction period in accordance with established building practice.

REASON: To preserve the special architectural and historic interest of the listed building.

Informatives: (4)

- 6 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.
- 7 The applicant is requested to note that this permission 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.
- 8 Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 9 This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

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 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