

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	The Old Rectory
Address Line 1	Church Lane
Address Line 2	
Address Line 3	Wiltshire
Town/city	Wingfield
Postcode	BA14 9LW

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
382530	156750
Description	

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Gatt

Company Name

Address

Address line 1

The Old Rectory

Address line 2

Church Lane

Address line 3

Town/City

Wingfield

County

Wiltshire

Country

Postcode

BA14 9LW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Essential roof structure repairs to north west road side paired gabled roofs, including associated repairs to roof covering, dormer window, new roof hatch and repairs to internal finishes

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to Mann Williams, Care Accredited Chartered Structural Engineers report, drawings and details of roof structure repairs:

12676-Inspectionletter-IB-19-03-25

12676-MWB-XX-XX-DR-S-9001-S2- P1 roof plan

12676-MWB-XX-XX-DR-S-9002-S2- P1 Roof repair details

Please refer to CSquared Heritage Statement & Impact Assessment

Please refer to CSquared Design & Access Statement

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

Mid to late-C20 plain concrete tiles to north west road side paired gables hidden valley internal roof slopes, laid over an old and damaged non-breathable 1F bitumen and late-C20 reinforced polythene sheet sarking felt

Proposed materials and finishes:

Reclaimed stone tiles set over a modern bat safe and breathable roof membrane TLX Batsafe membrane; stone tiles to match existing visible tiles noted to outer slopes and laid in diminishing course to match existing stone tiled roofs

Type:

Other

Other (please specify):

Roof structure

Existing materials and finishes:

Old sawn timber roof subject to structural movement, beetle and timber decay damage

Proposed materials and finishes:

Reinforce existing timbers in accordance with Structural Engineer's drawings and details, retaining existing roof timbers, but including new: DETAIL 1 - EXISTING CRACKED AND DAMAGED OLD TIMBER STRUCTURE 10mm DIA STAINLESS STEEL THREADED BAR BEDDED IN ROTAFIX RESIN. BARS TO EXTEND MIN 75mm EITHER SIDE OF THE CRACKS. DETAIL 2 - NEW PULIN TO SUPPORT OLD TIMBERS: NEW DOUBLED UP PURLIN BOLTED TOGETHER WITH M12 BOLTS AT 400mm CRS SOFTWOOD PACKERS BETWEEN EXISTING RAFTERS AND NEW PURLIN CUT TO SUIT. SECURE ALL TIMBER MEMBERS TOGETHER WITH TIMBERLOK SCREWS DETAIL 3 & 4 - NEW SPLICED PURLIN PURLIN FIXINGS PROVIDE SINGLE LINE OF BOLTS AT 400mm CRS OUTSIDE THE MIDDLE ZONE OF PURLIN (AS SHOWN ON PLAN - DETAIL 3)

Type:

Ceilings

Existing materials and finishes:

Old painted plaster ceiling cracked and damaged and without roof access to roof void beneath north west gable, repair now overdue following roof structure repairs

Proposed materials and finishes:

Repair plaster ceiling to match existing, fit new painted softwood roof access hatch including painted timber lid and beads.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See above structural engineer's report, drawings and details:

12676-Inspectionletter-IB-19-03-25

12676-MWB-XX-XX-DR-S-9001-S2- P1 roof plan

12676-MWB-XX-XX-DR-S-9002-S2- P1 Roof repair details

See attached CSquared combined heritage statement & impact assessment December 2025 V0

See attached CSquared design & access statement December 2025 V0

See attached Tyler Grange Ecology Impact Assessment 29th October 2025 18010 R01 LB

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Mark

Surname

O'Leary

Declaration Date

06/02/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mark O'Leary

Date

09/02/2026