



The Planning (Listed Building and Conservation Areas) Act 1990
Refusal of Listed Building Consent
Application Reference Number: PL/2025/10003
Decision Date: 10/02/2026

Applicant:	Mr & Mrs T Bartholomew 1 High Street, Ramsbury, Wiltshire, SN8 2PA
Particulars of Development:	Change of use of former retail space to part of existing dwellinghouse, replacement rear extension and internal alterations
At:	1 High Street, Ramsbury, Marlborough, SN8 2PA

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s):-

Refusal Reason

- 1 The proposed rear extension (replacement conservatory) by reason of its roof lantern and resulting bulk would read as a visually assertive and insensitive form that is viewed as an incongruous addition to listed building's rear elevation, thereby causing less than substantial harm to the significance of the Grade II listed building and the Ramsbury Conservation Area. Great weight must be given to the asset's conservation and any harm requires clear and convincing justification; none has been provided. The claimed public/heritage benefits cannot be relied upon to outweigh the harm while the loss of the shop use remains unjustified as the optimum viable use of the building. The proposal therefore fails the statutory tests in Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, conflicts with NPPF Section 16, and is contrary to Core Policy 58 (Ensuring the conservation of the historic environment) and Core Policy 57 (Ensuring high quality design and place shaping) of the Wiltshire Core Strategy, as amplified by the Wiltshire Design Guide (SPD, 2024).

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they 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 - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).