



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09823
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 accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

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

Refusal Reason

- 1 Insufficient evidence has been submitted to demonstrate that the premises are no longer viable for their existing or any reasonable community use, or that all reasonable options to retain such a use have been exhausted. The proposal fails to provide any evidence in respect of marketing for sale or rent on reasonable terms that would take into account the condition/status of the build and market conditions. The proposal is therefore contrary to Core Policy 49 of the Wiltshire Core Strategy (2015) and the National Planning Policy Framework.

Refusal Reason

- 2 The unjustified loss of a community facility within a Large Village would undermine the settlement's role in meeting local needs and reducing the need to travel, contrary to Core Policies 1 and 2 of the Wiltshire Core Strategy (2015) and the

National Planning Policy Framework objectives to support local services and sustainable travel patterns.

Refusal Reason

- 3** The proposal would cause less than substantial harm to the significance of the listed building and the Ramsbury Conservation Area through the rear design's visual impact. Further harm is caused to the listed building through loss of the continued use as a shop which is an integral part of the value and significance of the listed building. The harm has not been clearly and convincingly justified and there are no public benefits which outweigh the harm. The development is therefore contrary to Core Policy 58 and National Planning Policy Framework heritage policies, which require great weight to be given to an asset's conservation and any harm to be justified and outweighed by public benefits.

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)).