



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/07934

Decision Date: 15/01/2026

Applicant:	Dr Richard Keatinge Enderley Junction At Linicombe Wood North To Black Horse Corner Teffont Evias, Teffont Evias, Wiltshire, SP3 5RJ
Particulars of Development:	Minor internal alterations and refurbishments of listed building and reinstatement of stone wall to the front.
At:	ENDERLEY, TEFFONT EVIAS, SALISBURY, SP3 5RJ

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 begin 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:

Design, Access and Heritage Statement Received: 19 September 2025

Existing Floor Plans and Site Location Plan Drawing No. 3875-50A Received: 19 September 2025

Proposed Floor Plans and Site Plan Drawing No. 3875-51D Received: 19 December 2025

Existing Private Dining Plans and Elevations Drawing No. 3875-52A Received: 19 September 2025

Proposed Private Dining Plans, Elevations and Section Drawing No. 3875-53C Received: 10 December 2025

Existing and Proposed West Elevation Drawing No. 3875-54 Received: 19 September 2025

Flood Risk Assessment Received: 10 December 2025

Proposed Flood Evacuation Plan Reference: 3875-56 Received: 10 December 2025

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

- 3 The proposed dwarf boundary wall hereby approved will be constructed from Chilmark stone.

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

- 4 Notwithstanding the submitted details, no works to the existing outbuilding shall commence on site until details of all external joinery (1:5 elevation 1:2 section) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is 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.

- 5 The infilled partition on the ground floor (located between Bedroom 1 and En-suite 1) is to be lath and plaster finish on the east side and bare brick infill on the west.

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

Informative

- 6** A front wall is proposed which will be very close to the edge of the public highway, the applicant must apply for a Section 171 "materials on the highway" licence for which there is a charge, please note that a min of 3 metres carriageway width must be maintained for traffic at all times. Should hoarding be required, a Section 173 licence will also be required.

Informative

- 7** This permission relates solely to listed building consent for internal works to the listed building and for the reinstatement of a low level brick boundary wall. This permission does not grant consent for a change of use of the building. A separate full planning permission for change of use would be required to use the building as a Class C1 hotel use.

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 efficient 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