

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09622

Decision Date: 17/02/2026

Applicant:	HPH Ltd 6 KINGSMEAD SQUARE, CITY CENTRE, BATH, BA1 2AB
Particulars of Development:	Demolition of rear (south) modern extension to No. 24 and reinstatement of original lower section of gable wall. Reconstruction of original ground floor internal front section of party wall together with adaptations and repairs to shop windows.
At:	22/24 Market Place, Warminster, BA12 9AN

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 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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing Floor Plans DWG No H/01

Existing Elevations DWG No H/02

Proposed Floor Plans DWG No H/03

Proposed Elevations DWG No H/04

Location and Site Plan DWG No H/05

Window Detail DWG No DWG No H/06

All Plans Received 08.12.2025

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

- 3** The development hereby permitted shall be carried out in accordance with the following approved documents:

Ecological Assessment. December 2025. Ethos

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

- 4** Notwithstanding the approved drawings, before works commence a construction methodology for the proposed party wall shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the listed building and its setting.

- 5** Notwithstanding the approved drawings, before works commence a methodology for how the new gable wall will be constructed and the existing structure supported shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the listed building and its setting.

- 6** No works shall commence on the windows/ doors until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:20 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details. The windows and doors should be painted timber.

REASON: 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.

- 7 Notwithstanding the approved plans the existing shopfront frame (currently painted red) to number 22 Market Place, Warminster shall be retained.

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

Informative

- 9 The applicant is reminded of the need to obtain separate planning permission/listed building consent for a new fascia in addition to this listed building consent.

Informative

- 10 The applicant is reminded of the need to obtain separate listed building consent/advertisement consent for new signage in addition to this listed building consent.

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