



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09828

Decision Date: 13/02/2026

Applicant:	Mr Needham-Bennett & Ms C Blakeney Yeomans From B3087 South To Culleys Farm, Easton Royal, Wiltshire, SN9 5LZ
Particulars of Development:	Replacement Windows
At:	Yeomans, Easton Royal, Pewsey, SN9 5LZ

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:

Title	Description	Received Date
Design, Access and Heritage Statement	.	17 December 2025
Location Plan, Site Plan and Elevations	1664 01 Rev A	17 December 2025
Proposed WG.01 Window Plan	01	22 December 2025
Proposed WG.02 Window Plan	02	22 December 2025
Proposed WG.01 and WG.02 Window Plan	03	22 December 2025

Proposed WF.01 Window Plan	04	22 December 2025
Proposed WF.02 Window Plan	05	22 December 2025
Proposed WF.01 and WF.02 Window Plan	06	22 December 2025
Typical Vertical Section Through Opening Casement	07	22 December 2025
Typical Horizontal Section - WG.01 and WG.02	08	22 December 2025
Typical Corner Section - WF.01 and WF.02	09	22 December 2025
Typical Fixed Vertical Section	10	22 December 2025
Typical Glazing Section	11 Rev A	13 February 2026

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

- 3** Notwithstanding the approved details, no works in relation to the installation of the windows shall be undertaken until a section drawing of the bay windows (showing the profile detailing of the windows), has been submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

REASON: To preserve the special interest of the listed building, its features and appearance.

- 4** The new windows hereby approved shall be provided with a painted finish within 3 months of their installation, and maintained as such.

REASON: To preserve the special interest of the listed building, its appearance and fabric.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under the Town and Country Planning (Listed Buildings and Conservation Areas) 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 the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 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 planning permission;
 - 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 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) 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 – www.planningportal.gov.uk/planning/appeals).