

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PI/2025/09665 & PL/2026/00105
APPLICATION TYPE:	Householder Planning Permission & Listed building consent (Alt/Ext)
SITE ADDRESS:	Idover Demesne Farm, Dauntsey, Chippenham , SN15 4JJ
DEVELOPMENT DESCRIPTION:	Repairs to retained parts of existing house and rebuilding of the remaining house after a devastating fire
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission for repairs and rebuilding of a residential dwellinghouse following a fire. The application is submitted using a dual Householder and Listed Building Consent application form.

In May 2023, a fire destroyed much of the original building, including the interiors, stone slate covered roof structure, window frames and glazing, with only the external masonry remaining intact and currently buttressed with scaffolding to the south elevation to remain standing and secure. A previous Listed Building Consent application for partial removal of external and internal walls was granted on the 8th of May 2024 and approved works have since been completed. A further site visit with a Council Conservation Officer resulted in agreement that further removal of the unsafe building fabric was required, taking the walls down to the first floor level and retaining the ground floor plan, with the works approved in November 2025. This subsequent application addresses the proposed reinstatement of the building and sets out to repair building fabric that is retained after the previously approved demolition works and to rebuild the remaining farmhouse based on the original layout, incorporating any of the original materials that are salvageable.



Front Elevation (Photo from Design and Access Statement)



Photos to illustrate damage caused by the fire (Photos from Design and Access Statement)

The proposed development and works will enable the property to remain a residential property, with the floorplan broadly similar to the pre-fire layout with the addition of en-suite bathrooms at first floor level and a WC included within the workshop area. The modern lean-to additions to the rear of the property are omitted as they were not considered part of the original structure.

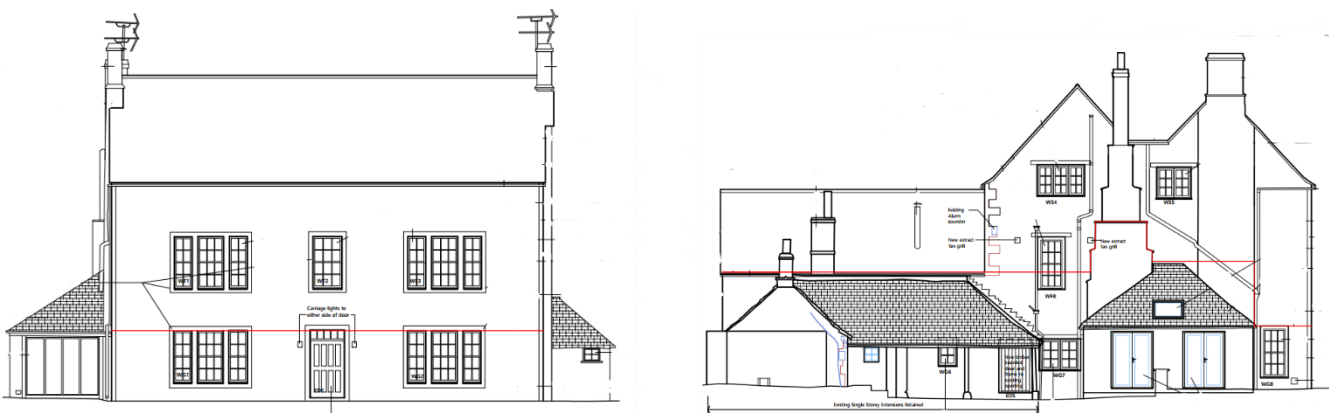
The rebuilding works will be constructed from the existing ground-floor foundation of the remaining building. The current external walls are of varying heights and differing construction types, resulting in an irregular appearance across all elevations. Externally, the property will continue to read as a double-fronted building with a pitched roof to the principal (south) elevation, with an adjoining sloping-roof ground floor conservatory and woodstore positioned on the opposing side walls.

The west elevation features a prominent second-floor gable, positioned adjacent to a similar gable incorporating a substantial chimney stack. The 1.5 storey outshot accommodating the workshop and utility area adjoins the main building beneath a pitched roof, with the existing single storey pitched roof extension retained. The north (rear) elevation shows the main pitched roof of the building, together with the lower pitched roof and rear gable serving the 1.5-storey workshop. The east elevation displays the lean-to style sloping roof of the ground floor woodstore, as well as views of the side elevation of the 1.5-storey workshop and valley

gutter separating the two second storey gables. It is also noted that the gable chimney stacks to the main (front) roof are to be rebuilt to match the previous stacks.



Existing South and West Elevations



Proposed South and West Elevations

The proposed internal layout incorporates an entrance hall with adjacent family room and living room at opposite sides of the hall, with a kitchen and dining space behind, incorporating a utility room and adjoining workshop beyond. The proposed first floor includes 4 bedrooms (two with en-suites) and a family bathroom, whilst the second floor takes the shape of 2 roof voids.

The application suggests that final materials choices have been influenced by insurance levels on the property and resulting limited budget. Externally, it is proposed to utilise Cotswold rubble stone walling and quoins to the main walls to match the previous appearance, whilst the chimney stacks are proposed to be built with roughcast render at the lower levels and either brickwork or dressed stone top sections. Rough cast lime render is also proposed in part to the side (west) elevation. The main pitched roof is proposed to be reclaimed natural Cotswold stone roof slates laid in diminishing courses with matching ridge tiles to the principal elevation, with rear roofs laid in reconstituted Cotswold slates. It is also proposed to carefully remove, set aside and reuse the existing stone slates for the adjoining conservatory and wood store.

In terms of fenestration, all elevations will feature a combination of windows and doors in varying locations and heights. A mixture of timber flush casement and sash windows are proposed across the building, alongside timber glazed doors and heritage style gutters and downpipes.

SITE DESCRIPTION/CONTEXT

The property known as Idober Demesne Farm is a Grade II listed former dwellinghouse, considered to be a 19th century remodelling of an earlier building. It is set within a rural and isolated location within the village of Dauntsey, approx. 8 miles from Chippenham. Previous to the fire damage, the property was a three storey dwellinghouse and occupies a location set back from the main road, with various other buildings and units positioned both in close proximity. Being nestled amongst the other buildings and units on site enables the property to occupy a fairly secluded position with a substantial garden to the east and views to the open countryside beyond. The original building was constructed from part roughcast render and part Cotswold rubble walling with natural Cotswold stone roof slates and painted timber sash and casement windows and doors.



Front Elevation Photo – taken from the Heritage Statement

The formal listing entry of the property on the Historic England website reads as follows:

Grade: II

List Entry Number: 1363753

Date first listed: 25-Nov-1987 Statutory Address IDOVER DEMESNE FARMHOUSE, IDOVER LANE DAUNTSEY IDOVER LANE ST 98 SE 3/198 Idober Demesne Farmhouse II Farmhouse, early C19 remodelling of earlier building, roughcast with flush ashlar dressings, stone slate roof and end stacks. Two storeys. Three-window front range with thin ashlar angle strips and plain surrounds to openings. Tripartite 4:12:4-pane sashes each side, 12-pane sash to centre over door with overlight. Re-used studded oak plank door. Parallel rear range with outside stack on north end. Interior: front range has late C16 or C17 Tudor-arched fireplace with moulded shelf on scroll brackets. Rear range has mid C18 closed string stair.

For the purposes of assessing heritage impacts, the significance of the building is considered to be its formal architecture to south elevation, its plan form, layout and architectural

expression/detailing and use of local vernacular design materials which have significant aesthetic and architectural interest.

The application site is subject to the following planning policy constraints:

- Grade II listed
- Countryside Character Areas – Upper Thames Clay Vales
- Countryside Character Areas – Avon Vales
- Historic Building Sites and Monuments Record – Idover Demesne Farmhouse
- Risk of Flooding from Surface Water – Low
- Archaeology Monument Polygons – Idover Demesne Farmhouse

PLANNING HISTORY

Proposal / Summary
N/03/00555/LBC - Listed building consent Decision - Refused Date: 28/4/2003 – CONVERSION OF BUILDING TO FORM SINGLE RESIDENTIAL UNIT FOR SHORT TERM LETTING
N/95/00811/AGN - Agricultural & Forestry - Detailed matters Decision - Withdrawn Date: 18/5/1995 – AGRICULTURAL BUILDING EXTENSION AGRICULTURAL BUILDING EXTN
N/06/02639/LBC - Listed building consent Decision - Approve with Conditions Date: 15/1/2007 – Change Of Use Of Two Agricultural Barns To Storage (B8)
N/03/00385/FUL - Full planning permission Decision - Refused Date: 28/4/2003 – CONVERSION OF BUILDINGS TO FORM 3 RESIDENTIAL UNITS FOR SHORT TERM LETTING
N/03/01983/FUL - Full planning permission Decision - Approve with Conditions Date: 9/10/2003 – CONVERSION OF BUILDING TO FORM RESIDENTIAL UNIT FOR SHORT TERM LETTING
N/99/00633/LBC - Listed building consent Decision - Unknown Date: 14/5/1999 – INTERNAL AND EXTERNAL ALTERATIONS
PL/2023/11166 - Listed building consent (Alt/Ext) Decision - Approve Date: 8/5/2024 – Proposed partial removal of external and internal walls and debris internally, to allow the fire damaged building to be safely accessed to carry out structural and building fabric condition surveys
ENQ/2025/00382 - Pre-Application enquiry Decision - Pre-App Response Date: 9/9/2025 – Proposed careful dismantling of the remaining building fabric of Grade II listed Idover Demesne Farmhouse and rebuilding based on the original layout
PL/2025/06917 - Householder planning permission Decision - Approve with Conditions Date: 3/11/2025 – Partial removal and taking down of unsafe walls to first floor level to the fire damaged Grade II listed Idover Desmesne Farmhouse.
PL/2025/07144 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 3/11/2025 – Partial removal and taking down of unsafe walls to first floor level to the fire damaged Grade II listed Idover Desmesne Farmhouse.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Highways and Parking
- Heritage Impact

CONSULTATION RESPONSES

Dauntsey Parish Council: No objection.

Historic England: Comment:

Historic England welcomes the proposed reinstatement of this grade-II listed building following a catastrophic fire. The matching of the reinstated roughcast to the existing will be a particularly important detail, and this should be controlled by means of conditions.

I note that it is proposed to use cast aluminium rainwater goods rather than cast iron, and that on slopes other than the front roof slope, it is proposed to use 'reconstituted stone' slates rather than natural stone slates. My starting point is that there should be full like-for-like reinstatement in matching materials, and if the property was adequately insured it is hard to see why this would not be feasible. Use of new

natural stone slates would be greatly preferable to reclaimed stone slates, to discourage theft of stone slates and to sustain the stone slate industry.

If it is judged that there is a compelling case for using alternative materials to the extent that is proposed, I suggest that it would be better to use an alternative local historic roofing material, such as clay tiles, rather than reconstituted stone slates on the rear roof slopes. To quote from Historic England's guidance note on stone slates: "Wherever possible, new stone slates rather than second-hand should be used. Reclaimed slates should be used only on the building or group of buildings from which they were removed. The trade in second-hand slates inevitably leads to the unnecessary destruction of roofs and undermines the viability of quarries producing new slates; it also often results in inappropriate regional exchanges and the use of non-local slate. Substitute materials, such as artificial slates made of fibre resin, concrete tiles, 'reconstituted stone' and so on, are inappropriate alternatives to real stone slates and are not suitable for use on historic buildings." There is a long history of stone slates being replaced by cheaper natural materials such as clay tiles, and this would be a more honest response if complete reinstatement of natural stone slates throughout is judged impossible

Council Conservation Officer: Comments summarised below:

- Some compromises have been made during the process either due to the extensive impact of the fire damage on existing masonry and joinery but also in respect insurance levels influencing some material choices
- the reinstatement of the listed building structure to as close as possible its former appearance and reusing as far as possible salvaged material from the property including roof stone tiles and rubble stone with new to match is considered to achieve an appropriate balance.
- The loss of substantial fabric due to the extensive fire damage has had a negative impact on significance of the heritage asset. However, the proposed rebuilding in a careful and considered process in phases, with this application the culmination of the process following the fire, will lead to the preservation of the surviving significance of the building primarily the external fabric and the original plan form of the heritage asset.
- It is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

In acknowledgement of the Historic England concerns on materials (particularly roofing materials and rainwater goods), a further discussion was held with the Conservation Officer in relation to the proposed materials for the roofing. In response, the Conservation Officer has made further comments and has acknowledged the budget limitations for the proposed works:

While I prefer the clay tiles and discussed these on site with the applicant , I have responded on my consult that recon tiles are ok to rear slopes in this case as it helps the farmhouse gets rebuilt and budget is tight.

REPRESENTATIONS

The applications were publicised via site notice, direct neighbour letter and press advertisement, however no comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF relates to achieving well designed places.

In this case, the general approach will allow the building to return to its fit state, with siting and massing being as it was. Accordingly, the general design and appearance of the resulting development is considered acceptable, as they will collectively facilitate the rebuilding of the property and enable its reinstatement as a residential dwelling. The proposed scale, design and built form, together with the use of matching and sympathetic materials, allow the development to integrate appropriately into its surroundings and restore the building in a

manner broadly reflective of its original form and appearance. Although certain features of the former structure are not incorporated and some minor new elements are introduced, the overall rebuilt form remains comparable to the historic footprint of the building. Given the site's isolated and rural location, the proposed works are not considered to result in any unacceptable visual impact, nor would they adversely affect the established rural character or wider setting of the landscape. The appearance of the rebuilt dwelling is considered coherent within the vicinity does not present as visually incongruous, thereby preserving the rural character and context of the site.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The property is a grade II listed building, therefore consideration is required to the impacts upon the significance of the heritage asset, which is clearly derived from its architectural appearance and date of construction of the main house.

Whilst only a portion of the building remains in situ, it is still possible to understand its previous historic arrangement, with the proposed design aiming to re-establish the previous built form,

appearance and proportions as closely as possible. The rebuilding is a comprehensive reinstatement of the farmhouse, whilst it is acknowledged that some compromises have been made during the process either due to the extensive impact of the fire damage on existing masonry and joinery or in respect to insurance levels influencing construction material choices.

The Council Conservation Officer has fully assessed all aspects of the proposal and confirms that the works will assist in securing the future use of a heritage asset in support of its long-term conservation. Their comments state that the loss of substantial fabric due to the extensive fire damage has had a negative impact on the significance of the heritage asset, however, the proposed rebuilding in a careful and considered process in phases will lead to the preservation of the surviving significance of the building.

Whilst the fire has resulted in negative harm to the historic fabric and appearance of the listed building, the proposed works will enable the property to be restored and rebuilt to its formal appearance and built form, in particular to the principal south elevation, thereby supporting the long term conservation of the heritage asset.

It is acknowledged that the comments provided by Historic England request a full like-for-like reinstatement of the building if it was adequately insured. Unfortunately, insurance factors have influenced the decisions with regards to the external materials. Whilst the use of cast iron rainwater goods and reconstituted stone slates to the side and rear elevations as opposed to natural stone slates have been requested by Historic England, this is unfortunately unfeasible given the apparent level of damage and associated insurance matters. There is the potential for the use of salvaged materials, however. The Council Conservation Officer has been actively involved with the previous discussions and applications to the site and has confirmed that given these circumstances, they regard the use of reconstituted stone tiles to be an acceptable compromise.

Regarding windows and other fenestration. It is acknowledged that there is a variation in styles across the elevations, further detailed specifications are required to enable a full assessment of their acceptability. These details shall be secured by way of a pre commencement condition.

Clearly, therefore, the building is in a damaged state, with a great deal of harm being caused to its historic fabric from fire damage. Further harm will be caused from the development and works, but that harm is less than substantial and at the very minor end of the scale, especially since there is the ability to make use of conditions which require further details to be agreed. Whilst there is concern from Historic England about the use of aluminium rather than cast iron rainwater good and reconstituted stone tiles as opposed to nature stone, in broad terms the use of matching or sympathetic materials, including possibly salvaged material from the property including roof stone tiles and rubble stone.

In contrast, there is considered to be significant public benefit from the restoration of the building to a fit state to live in, thereby securing its optimum viable use into the future. Indeed, whilst final material choice could be improved upon, is considered to achieve an appropriate balance that enables a sympathetic rebuild of the formal building to restore it to its former appearance and context. In this case, the public benefit are considered to greatly outweigh the limited harms to the significance of the heritage asset identified.

The proposals are considered acceptable in heritage terms, as they safeguard the remaining historic fabric and provide a clear and justified path for the careful reinstatement of the farmhouse, ensuring the long term preservation of its architectural and historic significance. Therefore overall, the proposal, by virtue of its scale, design and use of sympathetic and salvaged materials, is considered to preserve the heritage asset and its setting. Furthermore, no objections have been raised by the Conservation Officer. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The building is positioned among existing farm units and associated structures within the wider vicinity, occupying a location at the edge of the established cluster of building. It is also noted that there are no dwellings within approximately 500 metres to the north or east of the building. The proposed built form broadly reflects the previous arrangement and footprint of the former structure, with some minor external features not replicated within the new design. Although fenestration is proposed to all four elevations at ground, first and second floor level, the footprint and built form of the building is not proposed to be positioned closer to any surrounding structures, buildings or neighbouring land. As such, it is considered that the proposal will not result in unacceptable impacts in terms of overlooking, loss of privacy or overbearing effects. The proposal seeks to reinstate the building to its original form, respecting the historic proportions and maintaining a scale that is comparable to the former structure. Consequently, the development does not introduce additional bulk, height or massing that might otherwise give rise to overshadowing or a dominating presence and is comparable to the structure in its previously original form.

For these reasons, the proposal is not considered to result in any adverse effects on residential amenity, and the proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed extension will enable the property to become a 4 bedroomed property, thereby requiring a minimum of 3 parking spaces to be provided to adhere to the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy.

The property is accessed from the main road, with the direction of travel to the site being past the existing other units within the vicinity to reach the property. A 4 bedroomed property would require the provision of 3 parking spaces to adhere to Wiltshire Council Parking Standards. The property currently benefits from an open frontage with available and sufficient turning space available for a number of vehicles, whilst the existing access arrangements remain. Therefore, it is considered that the proposed development would not result in any adverse impact on highway safety as adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement condition relating to the proposed window and door joinery. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 20.02.26.

CONCLUSION

The proposed development, by virtue of its scale, design and use of materials, is considered to enable a sympathetic redevelopment and re-instatement of the original building. The proposed built form is broadly sympathetic to the original form of the property before the fire, with its proportions and appearance designed to echo its previous form. The proposed materials are considered in-keeping with the heritage asset, also incorporating salvaged materials from the original building to be reused where possible. The proposed works are considered to preserve the setting of the heritage asset and whilst the works are likely to cause a less than substantial harm to neutral impact to the significance of the heritage asset when considering the degree of damage that has already incurred to the property, this identified harm is demonstrably outweighed by the benefit of restoring the property to its former

appearance and use as a residential dwelling, enabling a reinstatement of the farmhouse's architectural and historic interest and ensuring the long term preservation of its architectural and historic significance, with the approach considered consistent with Historic England guidance on fire-damaged buildings. Furthermore, the proposed works will not result in unacceptable visual impact to the surrounding area, nor will it result in unacceptable impact on the residential amenity to surrounding properties given their distance from the application site.

No objections have been raised by the Conservation Officer, therefore the development is considered to comply with Sections 12, 14 and 16 and other relevant provisions within the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 41, 57 and 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with the Chippenham and Wiltshire Design Guides.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

381-212A – Proposed Attic Plan with Notes received 09.12.25
381 213A – Proposed Roof Plan with Notes received 09.12.25
381 100A – Location Plan received 09.12.25
381 313 – Internal Repairs Long Section received 09.12.25
381 312 – Internal Repairs West Elevation received 09.12.25
381 220A – Proposed North Elevation received 09.12.25
381 318 - Internal Repairs North Spine Wall received 09.12.25
381 230A – Proposed Sections (1) received 09.12.25
381 231 – Proposed Sections (2) received 09.12.25
381 211A – Proposed First Floor Plan with Notes received 09.12.25
381 311 – Internal Repairs South Elevation received 09.12.25
381 221A – Proposed East Elevation received 09.12.25
381 300 – Repairs General Arrangement received 09.12.25
381 223A – Proposed West Elevation received 09.12.25

381 301 – Internal Repairs Elevation received 09.12.25
 381 314 – Internal Repairs North Elevation received 09.12.25
 381 222A – Proposed South Elevation received 09.12.25
 381-204A – Proposed Site Plan received 09.12.25
 381 319 – Internal Repairs South Spine Wall received 09.12.25
 381 210A – Proposed Ground Floor Plan received 09.12.25
 381 316 – Internal Repairs East Elevation received 09.12.25
 23079-SFK-01-XX-DR-S-0024 P1 – Roof Truss A Construction Details received 09.12.25
 23079-SFK-01-XX-DR-S-0025 P1 – Roof Truss B Construction Details received 09.12.25
 23079-SFK-01-XX-DR-S-0027 P1- Lintels and Padstones Details received 09.12.25
 23079-SFK-01-XX-DR-S-0026 P1 – Roof Structure Timber Details received 09.12.25
 23079-SFK-01-GF-DR-S-0020 P1 – Proposed Ground Floor Plan received 09.12.25
 3079-SFK-01-RP-DR-S-0023 P1 – Proposed Roof Plan received 09.12.25
 23079-SFK-01-1F-DR-S-0021 P1 – Proposed First Floor Plan received 09.12.25
 23079-SFK-01-AF-DR-S-0022 P1 – Proposed Attic Plan received 09.12.25

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

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

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

381-212A – Proposed Attic Plan with Notes received 09.12.25
 381 213A – Proposed Roof Plan with Notes received 09.12.25
 381 100A – Location Plan received 09.12.25
 381 313 – Internal Repairs Long Section received 09.12.25
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381 222A – Proposed South Elevation received 09.12.25
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381 319 – Internal Repairs South Spine Wall received 09.12.25
381 210A – Proposed Ground Floor Plan received 09.12.25
381 316 – Internal Repairs East Elevation received 09.12.25
23079-SFK-01-XX-DR-S-0024 P1 – Roof Truss A Construction Details received 09.12.25
23079-SFK-01-XX-DR-S-0025 P1 – Roof Truss B Construction Details received 09.12.25
23079-SFK-01-XX-DR-S-0027 P1- Lintels and Padstones Details received 09.12.25
23079-SFK-01-XX-DR-S-0026 P1 – Roof Structure Timber Details received 09.12.25
23079-SFK-01-GF-DR-S-0020 P1 – Proposed Ground Floor Plan received 09.12.25
3079-SFK-01-RP-DR-S-0023 P1 – Proposed Roof Plan received 09.12.25
23079-SFK-01-1F-DR-S-0021 P1 – Proposed First Floor Plan received 09.12.25
23079-SFK-01-AF-DR-S-0022 P1 – Proposed Attic Plan received 09.12.25

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

- 3 No works shall commence on site new windows or doors shall be installed 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 1:10 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.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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