

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00105

Decision Date: 23/02/2026

Applicant:	Mr N Greenwood Idover Demesne Farm , Idover Road, Dauntsey, Wiltshire, UK, SN15 4JJ
Particulars of Development:	Repairs to retained parts of existing house and rebuilding of the remaining house after a devastating fire
At:	Idover Demesne Farm, Dauntsey, Chippenham , SN15 4JJ

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 hereby permitted 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

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.

- 3** No works shall commence on site 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

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).