

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09715

Decision Date: 23/02/2026

Applicant:	Mr and Mrs Kitching 7 Mons Lane East Through Reybridge To Bewley Lane, Reybridge, Lacock, Wiltshire, SN15 2PB
Particulars of Development:	Extension and alterations of a listed building, including timber outbuilding, groundworks to stabilise the driveway and provision of an air source heat pump
At:	7, Reybridge, Lacock, Chippenham, SN15 2PB

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

780-3-43A – Proposed Composite Window Detail received 03.12.25

1710 GE SK02 – Retaining Wall Details (2) received 10.12.25

780-3-18A – Proposed Section B-B received 10.12.25

780-3-42A – Proposed Rooflight Details received 10.12.25

780-3-44A – Proposed Glazed Door Details received 10.12.25

780-3-12A – Proposed Ground Floor Plan received 10.12.25

780-3-41A – Existing and Proposed Fireplace Details received 10.12.25

780-3-12.1 – Proposed Driveway Plan received 10.12.25

1710 GE SK01 – Retaining Wall Details (1) received 10.12.25

780-3-20 – Proposed Garden Office Proposed Floor and Roof Plan received 10.12.25

780-3-21 – Proposed Garden Office Proposed Elevations received 10.12.25

780-3-17A – Proposed Section A-A received 10.12.25

780-3-00 – Location Plan received 10.12.25

1710 GE SO1A – Driveway Plan received 10.12.25

780-3-45B – Proposed Front Door Details received 11.12.25

780-3-11 B – Proposed Site Plan received 12.12.25

780-3-11 B – Proposed Roof Plan received 12.12.25

780-3-13B – Proposed First Floor Plan received 19.01.26

780-3-103 – Existing Street Elevation received 04.02.26

780-3-104 – Proposed Street Elevation received 04.02.26

780-3-15B – Proposed South and East Elevations received 04.02.26

780-3-16B – Proposed North and West Elevations received 04.02.26

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

- 3** Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Full details and samples of external materials

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.

4 1. No works to repoint the external brickwork or stonework shall be undertaken until:

a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and

b) A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved sample.

REASON: 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).