

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application for Listed Building Consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	19
Suffix	
Property Name	
Address Line 1	Huntingdon Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Bradford On Avon
Postcode	BA15 1RF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
382331	161553
Description	

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Tyrie

Company Name

Address

Address line 1

Neil Tyrie

Address line 2

Address line 3

Town/City

19 Huntingdon Street

County

Country

United Kingdom

Postcode

BA15 1RF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Remove existing leaking roofs, repair, felt and refelt, insulate and replace roofs using existing tiles. Repairs to two chimney stacks and leaking drainpipes/repointing to damaged areas

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Insertion of rooflight on north facing roof, opening up and glazing of window in east gable permission, granted previously but we don't wish to do this W/83/01021/LBC

New windows installed with consent PL/2024/02534

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes

☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

We are hoping to repair two chimney breasts that are in poor stat, replace some leaking guttering and some repointing from water damage Most of all we are hoping to remove and replace the existing leaking lath and plaster in one part of the loft space with modern felt and battening and replace the existing damaged felting to the second loft space and the two mono pitched extensionsn roof

Please see below from Fiona Webb Senior Conservation and Planning Officer dated 16th Feb 2026

Assessment:

In the case of works to a tiled roof replacing slipped, broken or decayed materials with materials to match the originals in terms of material, composition, method of manufacture, preparation and finish, size, shape, colour and texture, coursing and gauging, and fixings, would not affect special interest and therefore would not need Listed Building Consent (LBC). However, in this case since you are replacing lath and plaster in the re-roofing works with modern insulation materials, this would affect the special interest of the listed building and, therefore, requires LBC.

In regard to works to chimneys, chimneys should be kept in good repair and minor repairs to chimneys do not normally affect special interest. LBC is not required for the following works to chimneys: a) The replacement of a pot to match. b) Re-flaunching and re-pointing chimneys in material to match existing, i.e. lime mortar where that has been used. However, dismantling a chimney, rebuilding a missing or dismantled chimney or adding a new chimney, is always likely to affect special interest and therefore to need LBC.

With works to leaking down pipes, the care of rainwater goods, including gutters, downpipes and hoppers, is essential to the good conservation of listed buildings and their maintenance and replacement using materials, sections, designs and decoration, fittings, fixings and finishes to match the originals does not affect special interest and therefore does not need LBC.

In regard to repointing, re-pointing is an essential repair for listed buildings in masonry and with care, compatible repairs can be carried out without affecting special interest. LBC is not generally required for careful removal of failed or defective pointing using hand tools and without damaging the masonry, and re-pointing of walling by hand, to match the original pointing in terms of material, texture, quality, colour, width and finish. However, the use of materials incorrect in substance or style, such as mortar that is less permeable than masonry in place of original lime mortar or use of an incorrect joint finish, such as recessed joints, can damage a listed building physically and visually and would therefore affect special interest and need LBC. Also, LBC will always be likely to be needed for proposals to remove old pointing mechanically (such as with an angle grinder or other machinery) because of the high risk of damage to the masonry or brickwork.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Remove existing lathe and plaster

Existing materials and finishes:

We hope to replace existing Lathe and Plaster existing leaking roof to one roof space with a breather underlay We can confirm that the external appearance of the roof will be unchanged by these works. However, in order to cover the roof with protective underlay, the damaged plaster and lathe to top side of rafters will need to be removed

Proposed materials and finishes:

Roof quotation to include Prior to recovering roof, apply fungicide/insecticide to exposed timbers using low pressure hand held sprayer. Supply and fit a 4mm plywood carrier along eave details and tack to rafter feet. Fix a continuous 5U strip over ply, along eave details. Cover whole of roof area with high performance breather underlay to an all round 100/150mm lap and tack to rafters. Spike pre-treated 50x25mm tile support battens at correct gauge using 65mm galvanised nails. Form and dress new Code-5 lead linings to valley details and secure in lengths not exceeding 1.5m in length using 'open' copper nailing, Re-lay the previously set aside roof tiles, allowing for all necessary cutting to details, Make good deficient tiles using the following contingency figure. Form and dress new Code-4 lead soakers and flashings at abutments. Treat all exposed lead using patination oil. Point chases to a neat finish. Bed ridge sections in mortar, strike off and point to a neat finish.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2026/00181

Date (must be pre-application submission)

20/01/2026

Details of the pre-application advice received

Assessment: Listed building consent is required for any alteration which would affect the special interest or historic character of a protected building.

In the case of works to a tiled roof replacing slipped, broken or decayed materials with materials to match the originals in terms of material, composition, method of manufacture, preparation and finish, size, shape, colour and texture, coursing and gauging, and fixings, would not affect special interest and therefore would not need Listed Building Consent (LBC). However, in this case since you are replacing lath and plaster in the re-roofing works with modern insulation materials, this would affect the special interest of the listed building and, therefore, requires LBC.

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Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Neil

Surname

Tyrie

Declaration Date

25/02/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Neil Tyrie

Date

25/02/2026