

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00275

Decision Date: 27/02/2026

Applicant:	MR MAURER The Granary, West Off Church Lane At Manor Farm, Bishopstone, SP5 4AS
Particulars of Development:	Retrospective Planning for Installation of External Oil Boiler and the proposed erection of a new brick and flint low level wall with a wicker fence to the front of the oil boiler.
At:	The Granary, Manor Farm, Bishopstone, SP5 4AS

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 begin 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:

Design, Access and Heritage Statement Received: 07 January 2026

Location Plan Drawing No. WAC-1441-L01 Received: 07 January 2026

Proposed Block Plan Drawing No. WAC-1441-L02 Received: 07 January 2026

Proposed Elevations and Floor Plans Drawing No. WAC-1441-P01 Received: 07 January 2026

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

- 3 Notwithstanding the submitted details, the brick and flint banding identified on the proposed new dwarf wall hereby approved shall match, in terms of materials, colour,

texture and arrangement, the existing walls/elevations/detailing of the host dwelling on this site known as The Granary.

REASON: In the interests of preserving the character and appearance of the surrounding heritage assets.

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).