



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09422

Decision Date: 03/03/2026

Applicant:	Mrs J Garside Lawn Cottage, Milton-Lilbourne, Pewsey, Wiltshire, SN9 5NA
Particulars of Development:	Installation of structural steel to replace rotten timber beam supporting first floor rear roof gable with associated works.
At:	30 High Street, Marlborough, SN8 1LW

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Description	Received Date
Structural Calculations	.	1 December 2025
Proposed View and Section on First Floor	S2780 / 24	1 December 2025
Proposed Elevation onto Partition looking South West	S2780 / 23	1 December 2025
Details of Torsional Restraint Channels	S2780 / Detail 1	1 December 2025

Detail of Forked End Connection	S2806 / D4	1 December 2025
Foundation Elevation	S2780 / D2	1 December 2025
Location Plan	.	1 December 2025
Foundation to New Steel Column	S2806 / D1	1 December 2025
Plan of Proposed Part Ground Floor with Exposed Beams Over	S2780 / 21A	7 January 2026
Proposed First Floor Plan	S2780 / 22A	7 January 2026
New Steelwork Plan	S2780 / D3A	7 January 2026
Planning, Heritage, Design and Access Statement	.	7 January 2026

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

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).