

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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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	
Suffix	
Property Name	2 St Marys Cottages
Address Line 1	New Park Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Devizes
Postcode	SN10 1EE

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

Easting (x)	Northing (y)
400587	161650

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Knight

Company Name

Address

Address line 1

2

Address line 2

St Mary's Cottages

Address line 3

New Park Road

Town/City

Devizes

County

Wiltshire

Country

United Kingdom

Postcode

SN10 1EE

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)

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

Immunity from Listing

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).

Unserviceable boiler to be removed. New proposed replacement boiler (combi) to be fitted to replace existing. New boiler & flue need to be relocated to remain compliant with current regulations. Existing services and internal pipework will be re-used with no alterations required to internal structures. New boiler's flue is to be positioned (as advised by British Gas) to exit through western elevation ground floor extension roof (please note that this is not the principal elevation). The proposed flue will exit approximately 300-350mm from the existing roof tiles as per plan/elevation supplied. Clearances have been checked by the heating engineer to allow for adequate clearance from the neighbour's property and all doors and windows.

Drawings, further information & statements attached to support the application:

1. 1250954 HS 11Mar26_V1 HERITAGE STATEMENT
2. cidB123688D-6812-417D-84CE-5F08D68D9A15 PLANS AND ELEVATION
3. Gstar_4000_Combi_Data Sheet NEW BOILER DATA SHEET
4. Boiler_Greenstar_4000_Combi_Manufacturers Full Information NEW BOILER
5. Details - Existing Boiler Vs New Boiler
6. Design & Access Statement - 260315 DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT - 2 St Marys Cottages

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):

Boiler

Existing materials and finishes:

Ideal Mexico Super CF65

Proposed materials and finishes:

Worcester Bosch Greenstar 4000 25kW combi boiler (with vertical flue)

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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Gstar_4000_Combi_Data Sheet

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

The immediate neighbours (residents of 1no. & 3no. St Mary's Cottages) have been consulted in person prior to Listed Building Consent submission. The need and affect of the proposed change was discussed with no objections raised during this process.

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/2026/00249

Date (must be pre-application submission)

03/02/2026

Details of the pre-application advice received

Planning Permission

From the information provided Lisa Sewell has confirmed that the proposal would constitute permitted development, therefore not requiring planning permission.

Listed Building Consent

From the information provided, it appears Listed Building Consent IS required. This is because the proposed works would be physically attached to a listed building or a listed structure, such as a boundary wall or extension, and therefore fall under statutory protection. As such, a listed building application is required before proceeding with the proposed works.

Furthermore, a conservation officer has provided some additional advice as follows: “The proposed replacement heating system is likely to be acceptable, however no details have been provided for the type of system proposed. In general any new system should limit its impact on the historic fabric and should avoid as far as possible cutting through or loss of fabric and external scarring to the appearance of the building. Any flue or extractors should also be discretely positioned. Historic England do have some guidance for heating systems in historic buildings, please see the following link: [Heating Systems for Historic Buildings | Historic England](#) “

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

Peter

Surname

Knight

Declaration Date

20/02/2026

☒ 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

Peter Knight

Date

16/03/2026