

## The Planning (Listed Building and Conservation Areas) Act 1990

### Listed building consent - Approve with Conditions

**Application Reference Number: PL/2025/03012**

**Decision Date: 10/09/2025**

|                                    |                                                                                              |
|------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr & Mrs A. Charlton<br>Rectory House High Street, Ogbourne St George,<br>Wiltshire, SN8 1SL |
| <b>Particulars of Development:</b> | Internal alterations and replacement external canopy<br>to courtyard                         |
| <b>At:</b>                         | Rectory House, Ogbourne St George, Marlborough,<br>SN8 1SL                                   |

**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 and documents:

Location and Existing Site Plan, Existing Floor Plans, Elevations and Site Pictures; 23/409/01 Rev F; received 15 May 2025.

Proposed Floor Plans, Elevations and Reference Images; 23/409/02 Rev H; received 18 August 2025.

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

- 3 Prior to the creation of a new doorway between the existing bathroom and bedroom, hereby approved in accordance with plan ref. 23/409/02 Rev H, details of the proposed bathroom opening shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal,

details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before the creation of the new doorway as approved in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 4** No works in relation to the widening of the door opening between the entrance lobby and dining areas and replacement with glazed doors, and the widening of the passage between the kitchen and dining shall be undertaken until the internal elevations of the wall, showing the new glazed doors, and the widened openings, as well as the joinery details, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before any works to the door opening and passage in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

## **Informative**

- 5** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is

begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

**Informative**

- 6** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**Informative**

- 7** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

***Nic Thomas*** - Director of Planning, Economy and Regeneration

## NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning 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 other parts of the Town and Country Planning Act 1990 or other legislation.
  - 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 "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
  - 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 78(1) of the Town and Country Planning 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 - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficient is a challenge and unique solutions may need to be found. [Historic England](#) provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The [Energy Saving Trust](#) provides more general information and resources on energy in homes. Also, [Warm & Safe Wiltshire](#) offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: [climate@wiltshire.gov.uk](mailto:climate@wiltshire.gov.uk)