

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	75
Suffix	
Property Name	Linden Lodge
Address Line 1	Bath Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Bradford On Avon
Postcode	BA15 2PB

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

Easting (x)	Northing (y)
382326	162206
Description	

Applicant Details

Name/Company

Title

First name

Arlene

Surname

Caddow

Company Name

Address

Address line 1

75 Linden Lodge Bath Road

Address line 2

Address line 3

Town/City

Bradford On Avon

County

Wiltshire

Country

Postcode

BA15 2PB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Removal of the existing later glazed extension attached to the side/rear of the Grade II listed lodge and its replacement with a new extension on the same footprint. The proposals do not involve the demolition of original walls, alteration of existing openings, removal of original doors or windows, or any changes to the internal layout of the listed building. The new extension is proposed as a subordinate contemporary addition with an EPDM roof, anthracite grey framing and metal rainwater goods to match the existing building.

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

The site has relevant planning history, including the following previous proposals:

W/95/01291/FUL – Extension to dwelling and new detached garage
W/96/00347/FUL – Extension to dwelling, new driveway and double garage
W/96/00348/LBC – Extension to dwelling
W/97/01484/FUL – Extension to dwelling
W/97/01485/LBC – Extension to dwelling
W/99/00629/FUL – Extension and internal alterations
W/99/00663/LBC – Extension and internal alterations, alterations to adjoining boundary wall

No demolition proposals are known from the planning history reviewed.

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).

Please refer to the submitted drawings, structural drawings, structural calculations and accompanying photographs, which identify the location, extent and character of the existing later glazed extension to be removed and the proposed replacement extension.

Architectural drawings:

S3-A001 – Location Plan

S3-A002 – EXT_Existing Site Plan

S3-A003 – PRO_Proposed Site Plan

S3-A101 – EXT_GA_Floor Plans

S3-A103 – PRO_GA_Floor Plans

S3-A201 – EXT_GA_Elevations

S3-A202 – EXT_GA_Elevations - Materials

S3-A203 – PRO_GA_Elevations

S3-A204 – PRO_GA_Elevations - Materials

S3-A501 – EXT_3D_Overview_View 1

S3-A502 – EXT_3D_Overview_View 2

S3-A503 – EXT_3D_Render_View 1

S3-A504 – EXT_3D_Render_View 2

S3-A505 – PRO_3D_Overview_View 1

S3-A506 – PRO_3D_Overview_View 2

S3-A507 – PRO_3D_Render_View 1

S3-A508 – PRO_3D_Render_View 2

Structural information:

M2-3039-SK01 – Proposed Garden Room Structure

M2-3039-SK02 – Proposed Connection Details

M2-3039-SE01-A1 – Structural Calculations

The proposals comprise the removal of the existing later glazed extension attached to the side/rear of the listed building and its replacement with a new extension on the same footprint. The submitted existing and proposed plans, elevations, materials drawings, 3D views and photographs identify the existing structure to be removed and the appearance of the replacement extension. The proposed replacement extension is to be fixed to the exterior of the listed building and supported in accordance with the submitted structural drawings and calculations. The structural information indicates a proposed steel frame and roof structure to replace the existing conservatory, including assessment and reuse of the assumed existing conservatory substructure subject to inspection prior to fabrication.

The proposals do not involve the demolition of original walls, alteration of existing openings, removal of original doors or windows, or changes to the internal layout of the listed building. The replacement extension is proposed with an EPDM roof, anthracite grey framing and metal rainwater goods to match the existing building.

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:

External walls

Existing materials and finishes:

Glazed Panels

Proposed materials and finishes:

Glazed Panels

Type:

Windows

Existing materials and finishes:

Glazed Panels

Proposed materials and finishes:

Glazed Panels

Type:

Roof covering

Existing materials and finishes:

Glazed Panels

Proposed materials and finishes:

EPDM Flat roof with Roof Window Lantern

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

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

Jack

Surname

Broadway

Declaration Date

20/03/2026

☒ 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

Jack Broadway

Date

20/03/2026