

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00468

Decision Date: 23 March 2026

Applicant:	HPH Ltd 6 KINGSMEAD SQUARE, CITY CENTRE, BATH, BA1 2AB
Particulars of Development:	Opening up areas of floors and roof to determine extent of damage and repairs required to carry out all essential repairs following approval of detailed specification of works to be carried out.
At:	20/22/24 Market Place, Warminster, BA12 9AN

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 Prior to the commencement of any of the approved opening-up or repair works for any individual room or area within the buildings, a photographic record/survey of the area shall be completed which shall then be included in a schedule of proposed works for the area. Each repair scheduled shall be submitted to the LPA for approval in writing following the completion of the opening up works and prior to the commencement of any permanent repairs for the individual room/area (nb the schedule should be referenced to a clearly numbered floor plan to indicate their location). Thereafter the repairs should be undertaken in accordance with the approved schedules.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 3** Where ceilings are taken down, or have collapsed, they will be reinstated. Ceilings on the first and second floors will be lathe and plaster. The ceilings will be reinstated within one month of the completion of the repairs approved under Condition 2, unless otherwise agreed in writing.

REASON: In the interests of preserving the character of these grade II listed buildings

- 4** Where floorboards are to be lifted, they (and any other historic joinery features such as skirtings or panelling) will be carefully lifted and set aside. Once the repairs have been undertaken, the floorboards and decorative joinery will be reinstated and made good to match, within one month of the works being completed.

REASON: In the interests of preserving the character and appearance of these grade II listed buildings.

- 5** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Basement 12812 9005 P2;

Ground floor 12812 9008 P1;

Ground floor 12812 9004 P2;

1st floor 12812 9003 P2;

1st floor 12812 9007 P1,

2nd floor 12812 9002 P2;

2nd floor 12812 9001 P2;

2nd floor 12812 9006 P1.

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

Informative: possible further listed building consent

- 6** The applicant's attention is drawn to the need to obtain separate listed building consent for certain works if, following the opening up works, more extensive repairs are required, than is suggested on the structural engineer's plans. The local planning authority will deem whether further consent is required, on receipt of the repair schedules as specified under condition 2.

Informative: Asbestos

- 7 The applicant's attention is drawn to the need to seek appropriate professional guidance and necessary authorisations. Asbestos should only be removed by a licenced contractor as Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

Informative: Ecology

- 8 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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).