

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00037

Decision Date: 24/03/2026

Applicant:	Mr Simon Wetton round shaw farm, ipsden Heath, wallingford, Oxon, United Kingdom, OX10 6QR
Particulars of Development:	External/internal works; replacing external doorway with window, internal reconfiguration, existing kitchen doorway removed, new kitchen doorway, hatch to basement stairs.
At:	7, Kingsbury Street, Marlborough, SN8 1HU

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:
 - Application form & Certificate; received 5 January 2026
 - Location Plan; TQRQM25336100655447; received 5 January 2026
 - Proposed Ground Floor Plan; Rev A; received 13 January 2026
 - Proposed Side-South Elevation Plan; dwg no. MFgodotEL; received 14 January 2026

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

- 3 Prior to the removal of the door and installation of the replacement window hereby approved in accordance with the approved Proposed Side-South Elevation Plan (dwg no. MFgodotEL; received 14 January 2026), full details of the new external window, including its design, materials, method of opening, finish, and the depth of reveal, shall be submitted to and approved in writing by the Local Planning

Authority. The submitted details shall include scaled elevation drawings at no less than 1:10 and vertical/horizontal sections at no less than 1:2. The development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In the interest of preserving the character and appearance of the listed building and its setting.

- 4 The materials to be used in the construction of the external surfaces of the replacement window hereby approved in accordance with the approved Proposed Side-South Elevation Plan (dwg no. MFgodotEL; received 14 January 2026), shall match in material, colour and texture those used in the existing building.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Informative Notes

- 1 This decision grants listed building consent only and does not confer any form of planning permission. The conditions of the linked planning application PL/2025/08045 must be complied with in addition to the conditions of this consent.
- 2 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.

- 3 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 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).