

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00824

Decision Date: 27/03/2026

Applicant:	Mr & Mrs Richard Scrope Hardinge House Scotland Hill, Wiltshire, Upper Seagry, SN15 5HA
Particulars of Development:	Proposed single storey extension, re configure lean-to roof for flat roof & conversion of part adjacent outbuilding - re submission of PL/2022/08283 & PL/2022/09344
At:	Hardinge House, Upper Seagry, Chippenham, SN15 5HA

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: [insert plan numbers, including any revision number and date]

REASON: For the avoidance of doubt and in the interests of proper planning. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1. Location Plan, ref. 5313/09 rev F
2. Proposed Block Plan, ref. 5313/53 rev B
3. Proposed House Floor Plan and Elevations, ref. 5313/52 rev G

4. Proposed Outbuilding Elevations, ref. 5313/54 rev A
5. Timber Casement Window Details, ref. 5313/150 rev A
6. Timber Glazed Door Details, ref. 5313/151
7. Timber Patio Door Details, ref. 5313/152
8. Roof Lantern Details, ref. 5313/154

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building (including rainwater goods) unless otherwise stated on the approved documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.

REASON: To preserve the special architectural and historic interest of the listed building

- 5 No works to repoint the external brickwork or stonework shall be undertaken until:

1. Details of the extent of repointing and repair have been submitted to and approved in writing by the Local Planning Authority; and
2. A sample panel not less than 1 metre square to show the proposed mortar composition and colour, stone type and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved sample.

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

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).