

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00870

Decision Date: 01/04/2026

Applicant:	Mr James Dennis Thatch Cottage, Lower Road, Britford, Salisbury, United Kingdom, SP54DU
Particulars of Development:	Replacing the defective cement render on the east, south and west elevations with traditional lime render, followed by decoration using a breathable stone coloured paint, and repainting the existing painted brickwork on the north elevation in the same finish. failed brickwork within the cottage's brick plinth will be repointed using lime mortar to ensure a consistent and appropriate finish
At:	Thatch Cottage, Lower Road, Britford, Salisbury, SP5 4DU

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 received 27/01/2026

Location plan received 09/02/2026

Re-rendering specification and site plan Drg no JD-100-D52AS received 09/02/2026

Existing & proposed site plans Drg no JD-100-D53AS received 09/02/2026

Listed building statement received 17/03/2026

Re-rendering to East, West, South Elevations Drg no JD-100-D51 received 27/01/2026

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

- 3 No works to remove the existing render shall commence until a trial area measuring approximately 1 metre square has been stripped of render in accordance with the method set out in the approved Listed Building Statement (received 17/03/2026). Following completion of the trial area, photographs clearly showing the condition of the underlying cob substrate shall be submitted to the Local Planning Authority for written approval. No further render removal shall take place until the Local Planning Authority has approved in writing the agreed method for removing the remaining render. The remaining render shall thereafter be removed strictly in accordance with the approved method.

REASON: To ensure that the method of cob removal does not harm the substrate in an unacceptable manner in the interests of protecting the fabric of the listed building.

- 4 No render shall be applied to any building or walls on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the listed building

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).