

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00896

Decision Date: 01/04/2026

Applicant:	Mr Ian Gatt The Old Rectory, Church Lane, Wingfield, BA14 9LW
Particulars of Development:	Essential roof structure repairs to north west road side paired gabled roofs, including associated repairs to roof covering, dormer window, new roof hatch and repairs to internal finishes
At:	The Old Rectory, Church Lane, Wingfield, Trowbridge, BA14 9LW

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 works hereby granted shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 9/2/2026 Roof Plan, ref: 12676/9001/P1 - dated 9/2026 Roof Repair Details: ref: 12676/ 9002/P1 - dated 9/2/2026 Bat Mitigation Plan: ref: 18010/PO2 – dated 24/3/2026 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.
- 3 The development will be carried out in strict accordance with the following documents:

- Section 3 of Ecological Impact Assessment, Tyler Grange, October 2025
- Bat Mitigation Plan, Tyler Grange, March 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

4 Informative – bats:

The Old Rectory is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution

under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future works to the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

***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).