



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/07029

Decision Date: 17/10/2025

Applicant:	Pelham Kilminster House , Butts Lane, Kilminster, Wiltshire, BA12 6RB
Particulars of Development:	Conversion of an existing barn into a 3 bedroom annexe
At:	KILMINGTON HOUSE, BUTTS LANE, KILMINGTON, WARMINSTER, BA12 6RB

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

Design, Access & Heritage Statement

Bat Survey Report, Produced By Mr C Pelham, Daniel Ahern ECOLOGY, Dated 26th September 2024.

Drawing Nos:

4382_001A – Site Location Plan

4382_002A – Existing Site Plan

4382_003 – Existing Plans

4382_004 – Existing Elevations

4382_005A – Proposed Site Plan

All received on 18.08.2025.

4382_010F – Proposed Plans

4382_012C – Proposed Elevations (Colour Version)

4382_013A – Proposed Details (Joinery)

4382_014 – Proposed Joinery Details 2

Received on the 25.09.2025.

4382_11D – Proposed Sections

4382_012C – Proposed Elevations

Both received on 14.10.2025.

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

- 3** All the window frames in the annexe hereby permitted, shall be constructed from metal, except those annotated as timber framed in the southern, front elevation. They shall remain as such for the lifetime of the development.

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

- 4** The two single doors in the front, southern elevation of the annexe hereby permitted, shall be retained and repaired where necessary, (with the exception of the bottom half of the existing stable door to Bedroom 1 and the bathroom), which is a modern replacement and can be replaced in a more appropriate design, to match the upper leaf). Both these single doors shall be designed as stable doors. They shall remain as such for the lifetime of the development.

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

- 5 The rafters forming the kitchen ceiling shall remain exposed. They shall remain as such for the lifetime of the development.

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

- 6 All the exposed stone walls (internally) shall be lime washed. They shall remain as such for the lifetime of the development.

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

- 7 If the intention is to rebuild the upper section of wall between the utility/store and boots, with the bathroom serving Bedroom 1, it shall be constructed with materials to match the existing wall and shall be lime washed. It shall remain as such for the lifetime of the development.

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

- 8 Prior to the installation of the new stone floor, details in relation to the choice of stone and its finish, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details approved.

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

- 9 The existing metal rainwater goods on the annexe hereby approved, shall be retained, or replaced with a like-for-like replacement. They shall remain as such for the lifetime of the development.

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

- 10** The rooflights hereby approved shall be black metal and of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

- 11** The flue shall be constructed from metal and finished in black.

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

Informative

- 12** The applicant's attention is drawn to the conditions on the counterpart planning approval PL/2025/06835.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning 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 other parts of the Town and Country Planning Act 1990 or other legislation.
 - 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 "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 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 78(1) of the Town and Country Planning 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 - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficient is a challenge and unique solutions may need to be found. [Historic England](#) provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The [Energy Saving Trust](#) provides more general information and resources on energy in homes. Also, [Warm & Safe Wiltshire](#) offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk