



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve

Application Reference Number: PL/2026/00132

Decision Date: 08/04/2026

Applicant:	Mrs & Mr Lesley & Mark Shipway The Three Magpies, A417, Meysey Hampton, Cirencester, Wiltshire, United Kingdom, GL7 5LJ
Particulars of Development:	To complete restoration and renovation works to the roofs of the farmhouse, stable/loft and an adjoining outbuilding and internal works to modernise the farmhouse.
At:	The Three Magpies , A417, Meysey Hampton, Cirencester, GL7 5LJ

- 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: Site Location Plan, Scale 1:2500@A4, Date 8th January 2026; Bat and Bird Survey CTM Wildlife Ltd, 8th January 2026; Site Location Plan, Scale 1:2500@A4, Date Received 8th January 2026; Proposed Ground Floor Plan Ref. 570/02, Scale 1:50@ A1, Date Received 8th April 2026; Proposed First Floor Plan Ref. 570/03, Scale 1:50@ A1, 2nd April 2026; Proposed Second Floor Plan Ref. 570/04, Scale 1:50@ A1, Date Received 1st April 2026; Proposed Elevations North and East Ref. 570/05, Scale 1:50@ A1, Date Received 8th April 2026; Proposed Elevations South and West Ref. 570/06, Scale 1:50@ A1, Date Received 8th April 2026; Schedule of Works REV A, Date Received 8th April 2026; Proposed Section A -A Scale 1:25@A0, Date Received 2nd April 2026; Proposed Section B-B Scale 1:25@A0, Date Received 2nd April 2026; Proposed Section C -C and D-D Scale 1:25@A0, Date Received 7th April 2026; Proposed Rooflight Detail Section, Date Received 2nd April 2026.

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

- 3** The natural stone roof tiles shall be laid to regularly diminishing courses from eaves to ridge to present unbroken coursing in the traditional manner.

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

- 4** All Stone Roof Tiles on the existing building shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

- 5** The existing roof timbers shall be retained, uncut and unaltered in situ.

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

- 6** The rooflights hereby approved shall be 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 listed building and its setting.

- 7** The development will be carried out in strict accordance with the suggested strategy for working set out within the following document: • Bat Survey & Strategy by CTM Wildlife Ltd.

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

Níc 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).