

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	29
Suffix	
Property Name	
Address Line 1	Langley Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Chippenham
Postcode	SN15 1BP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
392054	174027
Description	

Applicant Details

Name/Company

Title

Mr

First name

Joshua

Surname

Kirk

Company Name

Address

Address line 1

Langley House

Address line 2

29 Langley Road

Address line 3

Town/City

Chippenham

County

Country

United Kingdom

Postcode

SN15 1BP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposal seeks to sensitively address structural and material deficiencies within a later, more recently added extension at the rear of the property, in a manner that protects and enhances the Grade II listed building. The proposals here build upon work already commenced as part of a previous LBC, some of which were not included in the original application and only discovered upon later inspection once building work covered by the original application had commenced. It also proposes amendments to the existing permission and consent, both in terms of proposed elevations and materials.

The changes seek to provide betterment to the entire property, by virtue of both resolving long-standing issues with the fabric of the extension, as well as replacing materials with those that provide both better quality, as well as ensuring the extension fits more with the wider property's character.

The proposals here are to replace the entirety of the rear extension's beams, coping stones, and tiling; and a change in arrangement of both side windows, doors, and proposed roof windows of that same extension.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Planning Permission: PL/2021/10210
Listed Building Consent: PL/2021/10623

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The proposals here are to replace the entirety of the beams, coping stones, and tiling of the extension roof; and a change in arrangement of both side windows, doors, and proposed roof windows of that same extension.

An overview of the changes can be seen in the attached Design & Access Statement, and drawn up in the following plans and elevations:
- Proposed Elevations.pdf
- Proposed 2nd and Roof Plan.pdf
- Proposed GF and 1st Floor Plan.pdf

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

Mineral fibre slates

Proposed materials and finishes:

Spanish Slate - Duquesa 20 Ultra - <https://independentslatesupplies.com/duquesa-20/>

Type:

Other

Other (please specify):

Coping stones

Existing materials and finishes:

Plain concrete, once weathered

Proposed materials and finishes:

Cast Bath Stone, Once Weathered - <https://www.thorvertonstone.co.uk/coping-stones>

Type:

Other

Other (please specify):

Roof windows

Existing materials and finishes:

N/A - new placement of roof windows, so new materials

Proposed materials and finishes:

Velux GGL centre-pivot conservation roof window, wood, with a black aluminium finish (with E-L/E-W flashing)
<https://www.velux.co.uk/professionals/technical-library/sloped-roof-windows/conservation-windows/ggl-conservation>

Type:

Windows

Existing materials and finishes:

Mixture of uPVC and softwood frames

Proposed materials and finishes:

Replacement windows comprise three Accoya timber casements all with two openings, finished with two coats of primer, sealed end grain, brass ironmongery, and clear double-glazed units.

Type:

External doors

Existing materials and finishes:

Softwood timber door

Proposed materials and finishes:

The replacement door is a timber door with double-glazed panels.

Type:

Other

Other (please specify):

Roof Beams

Existing materials and finishes:

Timber, with evidence of prolonged water ingress. Separately, a number of structural members display evidence of mechanical degradation and section loss.

Proposed materials and finishes:

6x2 treated timber beams

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

D&A Statement: 29 Langley Road - Design & Access Statement - April 2026.pdf

Elevations: Proposed Elevations.pdf

Plans: Proposed GF and 1st Floor Plan.pdf and Proposed 2nd and Roof Plan.pdf

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

13/03/2026

Details of the pre-application advice received

I spoke to Guy on the phone on the date specified to discuss the additional changes we were looking at beyond our initial Listed Building Consent from 2021. This included a discussion on suitable materials for the coping stones, roof tiles, and skylights. He also confirmed that a Listed Building Consent would be required, considering both the change in materials, as well as the additional work such as replacement of all beams in the rear extension, and replacement of all coping stones.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:

Langley House

Number:

29

Suffix:**Address line 1:**

29 Langley Road

Address Line 2:**Town/City:**

Chippenham

Postcode:

SN15 1BP

Date notice served (DD/MM/YYYY):

05/04/2026

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Joshua Kirk

Date

12/04/2026