

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/08126

Decision Date: 13/04/2026

Applicant:	Mr David Morris 43-45 London Road, Chippenham, SN15 3AJ
Particulars of Development:	Repair and rebuild the left hand side of the frontage of the boundary wall
At:	45 London Road, Chippenham, SN15 3AJ

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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Location Plan – received 10/10/2026

Existing Floor Plans and Elevations – received 17/02/2026

Existing and Proposed Block Plans – received 17/02/2026

Existing and Proposed Elevations – received 17/02/2026

Quote/Schedule of Works – received 17/02/2026

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

- 3 The boundary wall shall be rebuilt with the maximum practicable retention of historic stone. Any replacement stone required shall match the existing stone in colour, size, texture, and overall appearance.

The rebuilt sections shall replicate the existing wall on a like-for-like basis in respect of coursing, detailing and the use of lime-based mortars only.

Reason: To ensure that the rebuilding works are undertaken to an appropriate standard in the interests of preserving the character, appearance and significance of the listed building and boundary wall, and the wider Conservation Area.

Informative

- 4 The applicant will need to be aware that any works which may affect access to the footway will require permission from the Local Highway Area Office.

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).