

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00187

Decision Date: 15/04/2026

Applicant:	Mrs Kathryn Melhuish Friarton , Semley Common, Semley, Wiltshire, SP7 9AU
Particulars of Development:	Replace 5 no Sash window to front elevation, Associated re pointing around window externally/ rendering repairs internally and Install a French Drain
At:	Friarton, Semley, Shaftesbury, SP7 9AU

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 new windows shall match the existing windows in terms of the number of panes. The new windows will not have horns and will have proper run-through glazing bars with a lambs' tongue profile internally. The new slim double-glazed units will have white spacers and the glazing will be retained with a silicone putty.

REASON: In the interests of achieving new windows which replicate the detailing of the windows being replaced.

- 3 The sash boxes shall be retained and repaired as stated within the application documentation. If it transpires they are beyond reasonable repair, details and the location of those sash boxes to be replaced shall be submitted to the local authority prior to any further works taking place to those windows. Details of the new sash boxes and their location, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of minimising the loss of historic fabric and preserving features of significance

- 4** The window shutters shall be protected during the course of works.

REASON: In order to protect features that contribute to the interest of the listed building.

- 5** The existing skirting boards shall be retained and repaired. If the skirting boards cannot be repaired and reinstated, new skirting boards with a matching profile shall be installed.

REASON: In order to preserve the character of the listed building.

- 6** The new plaster within the ground floor room shall be a traditional haired lime plaster.

REASON: To ensure that authentic traditional materials are used which contribute to the interest of the listed building.

- 7** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Beehive Joinery's:

Plan 1: Revised window elevations submitted 13 April 2026;

Plan 2: Revised window elevations submitted 13 April 2026;

Plan 3: Revised window sections submitted 13 April 2026;

Plan 4: Revised glazing bar details submitted 13 April 2026.

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

Informative

- 8** As noted at the site visit and discussed with the agent, the window on the side elevation is unauthorised. An enforcement case has been opened.

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).