



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09193

Decision Date: 21/04/2026

Applicant:	Mr & Mrs A Ritchie The Old Farmhouse, 9 Mill Lane, Poulshot, Devizes, SN10 1SA
Particulars of Development:	Single-storey rear extension and internal alterations.
At:	The Old Farmhouse, 9 Mill Lane, Poulshot, Devizes, SN10 1SA

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 works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan. 250203-010. Received 20 November 2025.

Location Plan 250203-01 Rev A. Received 28 November 2025.

Proposed Floor and Roof Plans. 250203-002.A. Received 15 December 2025.

Proposed Elevations. 250203-003.B. Received 8 January 2026.

Door Details 01. 250203-004. Received 15 January 2026.

Door Details 02. 250203-005. Received 15 January 2026.

Roof Lantern Detail. 250203-006. Received 15 January 2026.

Materials schedule. Received 15 January 2026.

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

- 3 The replacement rainwater goods hereby permitted shall be carried out in accordance with the approved plans prior to the extension hereby permitted first being brought into use.

REASON: To ensure the delivery of public benefits necessary to mitigate harmful impacts to the significance of heritage assets, in the interests of preserving the character of the building as a building of special architectural and historic interest and the character and appearance of the conservation area in exercise of the duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative

- 4 Attention is drawn to a Legal Agreement (Unilateral Undertaking) related to this development or land dated 13 April 2026.

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).