



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00878

Decision Date: 23/04/2026

Applicant:	Mrs E. Whitehead 7 Dairy Farm, Gosditch, Ashton Keynes, Wiltshire, SN6 6NZ
Particulars of Development:	Erection of rear canopy, installation of ASHP, fenestration alterations and replacements, repoint exterior, internal alterations, alterations and addition of roof-mounted solar panels to detached garage, and landscaping operations
At:	7 Dairy Farm, Gosditch, Ashton Keynes, Swindon, SN6 6NZ

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:

Floor Plans Demolition. 25-199-0300-B. Received 9 February 2026.

Proposed Garage Plans. 25-199-0305-C. Received 9 February 2026.

Location and Block Plans. 25-199-0100-B. Received 17 February 2026.

Window Schedule. 25-199-0309-A. Received 13 April 2026.

Door Schedule. 25-199-0310-A. Received 13 April 2026.

Proposed Elevations. 25-199-0304-G. Received 13 April 2026.

Proposed Floor Plans. 25-199-0303-E. Received 14 April 2026.

Proposed Landscaping Plan. 25-199-0307-D. Received 22 April 2026.

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

- 3 The materials to be used in the works hereby permitted shall match in material, colour and texture those found in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of preserving the character of the building as a building of special architectural or historic interest and the character and appearance of conservation area in which it is located.

- 4 Notwithstanding the approved plans, following the opening-up works to the fireplaces hereby permitted, to enable an assessment of the condition of the historic fireplaces behind, no further works shall be carried out until a full schedule of works to the fireplaces, including elevations at a scale of not less than 1:10, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable the Local Planning Authority to be satisfied that the works would proceed in an acceptable manner, and the details are required to be agreed in writing before works are undertaken in the interest of preserving the character of the building as a building of special architectural or historic interest.

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).