



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09634

Decision Date: 23/04/2026

Applicant:	Andrew & Joyce Griffin Old Stable House, 12a High Street, Melksham, Wiltshire, SN12 6JU
Particulars of Development:	Erection of pair of hinged steel gates across private driveway by attachment to wall of adjacent / neighbouring building
At:	Old Stable House, 12A High Street, Melksham, SN12 6JU

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 Building and Conservation Areas) 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:

01 Design and Access Statement (5 February 2026)

02 Location Plan (4 February 2026)

04 Gate Plan Drawing (5 February 2026)

05 Gate Elevation Drawing (11 February 2026)

09 Site Plan Proposed (4 February 2026)

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

- 3** The gate hereby approved shall be finished in a dark, non-reflective black coating as shown in the submitted application details and shall be retained in this finish for the lifetime of the development.

REASON: To ensure the appearance of the development remains appropriate to the character and setting of the adjacent listed buildings and the conservation area, in accordance with Core Policies 57 and 58 of the Wiltshire Core Strategy, the NPPF, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

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).