

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/09513

Decision Date: 23/04/2026

Applicant:	Mrs O Campbell-Slight Chestnut Cottage, Hilcott, Pewsey, SN9 6LE
Particulars of Development:	Demolition of existing rotten conservatory and replacing with single storey extension
At:	Chestnut Cottage, Hilcott, Pewsey, SN9 6LE

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

- Proposed Site Plan *PL-001-A* (Received 31/03/2026)
- Proposed - Elevations & Section *PL-201-C* (Received 27/02/2026)
- Proposed - GF Plan & South Elev. *PL-101-C* (Received 27/02/2026)
- Application Form (Received 01/12/2026)

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

- 3 No development above slab level shall commence on site until details of the external brickwork and roof tile to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Samples of the brickwork shall be provided to be viewed either from the submission of photographs or viewed on site at the discretion of the Conservation Officer. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority prior to construction in the interests of visual amenity and the character and appearance of the area.

- 4 No windows, rooflights or doors shall be installed until details of all new external window, rooflight and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before installation in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 5 No external chimneys, flues, extract ducts, vents, grilles or meter housings shall be installed until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have 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 this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before installation in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 6 The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its face bond, size, jointing and pointing.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 7 All rainwater goods shall be of cast metal construction and finished in black.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

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).