



The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2026/00472

Decision Date: 27/04/2026

Applicant:	Mrs D Cleverly 60 The Green, Poulshot, Wiltshire, SN10 1RT
Particulars of Development:	Retrospective application for replacement of fence.
At:	60 The Green, Poulshot, Devizes, SN10 1RT

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s);-

Refusal Reason

- 1** The proposed development, by reason of its excessive height, incongruous form and poor quality of design, would appear visually dominant and incongruous within the setting of the Grade II listed building known as 60 The Green, Poulshot, Devizes. The boundary treatment fails to respond positively to the architectural character and historic significance of the listed building and would be unsympathetic to the established character and appearance of the Poulshot Conservation Area, resulting in harm to local visual amenity.

The proposal would cause less than substantial harm to the significance of the listed building through adverse impact on its setting, and no clear and convincing justification or public benefits have been demonstrated that would outweigh this harm.

The proposal would therefore fail to preserve the special architectural and historic interest of the listed building, contrary to the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy (2015), and Chapter 16 of the National Planning Policy Framework (December 2024), which collectively seek to secure high quality design and the conservation of designated heritage assets and their settings.

Informative

2 The development as been assessed against the following plans and documents:

- PRE DEVELOPED AND AS DEVELOPED SITE PLAN AND LOCATION PLAN *4403-05-A* (Received 19/01/2026)
- AS DEVELOPED AND PRE DEVELOPED ELEVATION AND INDICATIVE SECTION *4403-06-A* (Received 19/01/2026)
- DESIGN HERITAGE & ACCESS STATEMENT relating to APPLICATION FOR FULL PLANNING PERMISSION & LISTED BUILDING CONSENT for RETENTION OF REPLACEMENT BOUNDARY FENCE at POND COTTAGE, 60 THE GREEN, POULSHOT, DEVIZES, SN10 1RT (Received 19/01/2026)
- Application Form (Received 19/01/2026)

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning 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 - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).