

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/01247

Decision Date:

Applicant:	Sail Renovations 56-58 Gales Cottage High Street, Steeple Ashton, Wiltshire, BA14 6EU
Particulars of Development:	Proposed repairs to door jamb and wall, following damage from a vehicle collision
At:	Gales Cottage, 56-58 High Street, Steeple Ashton, Trowbridge, BA14 6EU

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 consented shall be carried out in accordance with the following approved plans and documents: Existing Plan, ref: 0719/001B – dated 27 April 2026 Proposed Plans, ref: 0719.101 B – dated 27 April 2026 Amended Design, Access Statement and Methodology - dated 27 April 2026 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.
- 3** The materials to be used in the repair of the external surfaces of the development hereby consented shall match in material, colour and texture those used in the existing building. REASON: In the interests of visual amenity and the character and appearance of the area.
- 4** Prior to the implementation of any additional structural works or significant elements of repair (not specifically included within the current application details) which are found to be required, details of the proposed works shall be submitted to and

approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved specification.

REASON: In the interests of preserving the historic character and appearance and the significance of the listed building.

Informative

- 5** This consent is confined to the works set out on the description and plans and that any additional works to address separate issues would require a further Listed Building Consent.

REASON: In the interests of preserving the historic character and appearance and the significance of the listed building.

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).