



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00220

Decision Date: 30/04/2026

Applicant:	Mr and Mrs Sam and Emilie Fairbank 35 Cobblers Cottage Farm Lane, Great Bedwyn, Wiltshire, SN8 3LU
Particulars of Development:	Single-storey extension and internal alterations
At:	Cobblers Cottage, 35 Farm Lane, Great Bedwyn, Marlborough, SN8 3LU

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:

Proposed Site Plan, Floor Plans, Elevations and Sections. 2136-PL-001 Rev A.
Received 27 March 2026.

Additional Details. 2136-PL-005. Received 27 March 2026.

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

- 3** Notwithstanding the approved drawings, no works for the erection of the extension hereby permitted shall be carried out until details of the following have been

submitted to, inspected as necessary, and approved in writing by the Local Planning Authority:

- (i) Large scale details of all new external joinery and glazed oak frame (1:5 elevation, 1:2 section), including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Full details of the proposed rooflight/lantern;
- (iii) A schedule containing details and/or samples of all external materials; and
- (iv) A sample panel of not less than 0.5m square of the brickwork to be used in external walls.

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 works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character of the building as a building of special architectural and historic interest and the character and appearance of the conservation area in which it is located.

- 4** No works for the installation of the staircase or formation of the doorway at ground floor hereby permitted shall be carried out until the following have been submitted to an approved in writing by the Local Planning Authority:

- (i) Full joinery details of the staircase (including materials, balusters, newel posts and handrails); and
- (ii) Details of the works for the formation of the ground floor doorway, including elevations at a scale not less than 1:10, detailing any structural support and the degree of intervention into the fireplace.

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 works commence in

order that the works are undertaken in an acceptable manner, in the interests of preserving the character of the building as a building of special architectural and historic interest.

- 5 The rainwater goods (e.g. gutters, hoppers and downpipes) to be used in the extension hereby permitted shall be cast metal only.

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

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).