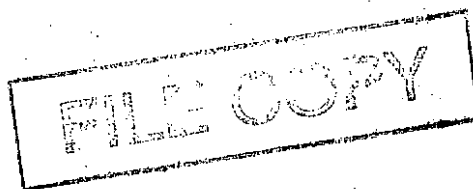


Our Ref: 07/01949/FUL

12 March 2008



P M Bartley
 Prestbury Sports Bar
 The Close
 Warminster
 Wilts
 BA12 9AL

Dear Sir/Madam

Notification of Planning Decision

Change of use of The Chantry to offices and 3 dwelling units, and construction of 6 new dwelling units to the rear, together with associated works
34 High Street Warminster Wiltshire BA12 9AF

Thank you for your comments regarding the above planning application. These comments were taken into consideration and on 12.03.2008 the Council made the following decision:

PERMISSION

JUSTIFICATION FOR DECISION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting and that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C28.

- 3 A sample wall panel, not less than 1 metre square, of the render finish to the new dwellings shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

Where people matter

West Wiltshire District Council
 Bradley Road, Trowbridge, Wiltshire BA14 0RD

Tel: 01225 776655 Fax: 01225 770314 DX: 116891 Trowbridge 3
 Web: www.westwiltshire.gov.uk



REASON: To protect the setting of the listed building and ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 4 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 5 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and to protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 6 Details of all new or replacement external chimneys, flues, extract ducts, vents, grilles, meter housings and like features shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and to protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C28.

- 7 Details of the design, external appearance and finish of all railings, fences, gates, walls, bollards and other means of enclosure shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 8 A full schedule of repairs to the external walls, roof, windows and doors shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure that the character and integrity of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 9 Before any repointing of the external stonework is undertaken, a sample area shall be prepared on site to show the proposed mortar composition and colour, and method of pointing, for the approval of the Local Planning Authority in writing.

REASON: The submitted drawings are inadequate in this matter and further information is needed in order to protect the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 10 Prior to the commencement of any development the site of the new build residential development shall be subject to:

- i) site investigation and risk assessment works for chemical contamination;
- ii) works to remediate any chemical contamination identified, that is unacceptable in the context of the approved development and its environmental setting, as identified by the site investigation and risk assessment work;
- iii) remediation validation works

the above to be carried out to the satisfaction of the Local Planning Authority.

Site investigation works shall be carried out in line with the main procedural requirements of BS 1017:2001 - Investigation of Potentially Contaminated Sites - Code of Practice.

Where a requirement for quantitative risk assessment is identified, the assessment works shall be carried out in line with the requirements of the UK Contaminated Land Exposure Assessment (CLEA) guidelines, for assessment of human health risks. Also for ground and surface water risk assessment the Environment Agency R&D Publication 20 "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources" protocol shall be utilised.

- 11 No development, hereby permitted, shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the archaeological heritage of the area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C14 & C15.

If you have any queries, we will be pleased to help.

Yours faithfully


D HUBBARD
Development Control Manager

For further enquiries please contact Mrs Rosie MacGregor on ext 597 or by e:mail on rmacgregor@westwiltshire.gov.uk