

Development Management, Economic Development and Planning,
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Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	17
Suffix	
Property Name	Moxhams House
Address Line 1	Woolley Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Bradford On Avon
Postcode	BA15 1AD

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
382851	160985
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Jc

Surname

Taylor

Company Name

Address

Address line 1

17 Moxhams House Woolley Street

Address line 2

Address line 3

Town/City

Bradford On Avon

County

Wiltshire

Country

Postcode

BA15 1AD

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Main Bathroom:

- 1) Remove and replace some rotten floor timbers in the main bathroom - following a leaking shower.
- 2) Repair to the Utility ceiling below - showing water damage.

The modern shower tray has been lifted to check the condition of the floor below. It had dropped away from the tiled walls - leaving a large gap and indicating it was the likely source of the water damage (evidenced by water marks and peeling paint to the ceiling in the room below).

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II*
- ☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

PL/2021/05751 Planning Approval and Listed Building Consent granted on 7/12/21. 2 of the 3 phases completed. These include a shower room and kitchen on the lower ground floor and a kitchen refurbishment with changes to window/external door openings on the ground floor. Application made by Harry Whittaker (Conservation Architect) on my behalf.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Main Bathroom: A Structural Engineer's Report provides details of the works recommended to the bathroom floor. This includes removal of approximately a quarter of the floor area - rotten floor boards and parts of some joists. The intention is to remove as little as possible by providing support to the remaining structures, once the damp rotten timbers have been removed. Original materials which are rotten will be replaced with modern materials of the same kind e.g. hard wood floor boards and joists.

Utility Room (below bathroom) Photographs show the ceiling has water damage from the water leak. It is a modern plasterboard ceiling (ie not lath and plaster) and the plan is to replace like for like.

Attached:

1. Biocraft Survey: specification for remedial works
2. Structural Engineer's Survey of bathroom floor.
3. Design Access Statement and Heritage Impact Assessment has been produced by Conservation Architect - Harry Whittaker.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type: Floors Existing materials and finishes: Hardwood floor and joists. Proposed materials and finishes: Hardwood floor and joists.
Type: Ceilings Existing materials and finishes: Plasterboard, painted. Proposed materials and finishes: Plasterboard, painted.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

17/02/2026

Details of the pre-application advice received

Regarding the suitability of listed building consent and some guidance on the process.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

Moxhams House

Number:

17

Suffix:

Address line 1:

Woolley Street

Address Line 2:

Town/City:

Bradford on Avon

Postcode:

Date notice served (DD/MM/YYYY):

01/10/2025

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Jc

Surname

Taylor

Declaration Date

01/10/2025

☒ Declaration made

Declaration

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jc Taylor

Date

02/05/2026

Amendments Summary

Further written detail added to photographs relevant to application that should aid Planning Authority in this application.