

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/05312

Decision Date: 05/11/2025

Applicant:	Nationwide Property Services Nationwide House, Pipers Way, Swindon, United Kingdom, SN38 1SN
Particulars of Development:	External repairs to facade, including window repairs, re-render with breathable paint, shopfront redecorations, repairs to render mouldings cornices etc , isolated roof repairs, repairs to rainwater goods (replace existing if damaged). Interior repairs to walls, windows and floors.
At:	52 Market Place, Warminster, BA12 9AN

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:-

- 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.
- The window fittings and rainwater goods shall be repaired to match the existing appearance and detailing.

REASON: In the interests of visual amenity and special interest of the grade II listed building.
- Any repairs to the roof tiles shall be undertaken in a tile that matches those of the existing building in terms of their material, colour, texture, profile and pattern of laying.

REASON: In the interests of preserving the interest of a grade II listed building.
- Any floorboards that are to be lifted shall be done so in a manner to ensure they are not damaged and they shall be relaid in the same position following the

inspection of the floor cavity. Before, during and after the boards are lifted, a photographic record shall be made and submitted to the Local Planning Authority within one month of the completion of works.

REASON: In the interests of preserving historic fabric that contributes to the interest of this grade II listed building.

- 5** Prior to the commencement of any works for the repair of the render, a schedule of the areas on the front elevation where the existing render is to be removed and replaced, together with the methodology for the removal of the render and the specification of the proposed replacement render, have been submitted to and approved in writing by the Local Planning Authority.

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 development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 6** If, following opening up works internally, any repairs to the substructure of the listed building are required, then a schedule of the works, shall be submitted to and approved in writing by the Local Planning Authority prior to any repair works commencing. 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 development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 7** Where areas of internal walls are to be replastered and repainted, as shown on the proposed plans, the new plaster will match the existing plaster.

REASON: In the interests of preserving the character of the listed building.

- 8** Any new internal joinery shall match the existing joinery in material and detailing.

REASON: In the interests of preserving the character of the listed building.

- 9** Consent is granted for the localised repair of (not wholesale replacement) of decorative elements on the front elevation ie cornice, string course, window architraves. Prior to the commencement of any of the repair works hereby granted consent, a marked-up photograph, indicating the extent of repair, shall be submitted for written approval to the local planning authority. Any repairs shall match in material and detailing the existing.

REASON: In the interests of preserving elements of significance of this grade II listed building.

- 10** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing ground floor plan WA16_001.1G;

Existing first floor plan WA16-01.01G;

Existing second floor plan WA16-02.1G;

Site plan and elevations WA16-002;

Proposed ground floor plan WA16-001.1DEC;

Proposed first floor plan WA16-01.1DEC;

Proposed second floor plan WA16-02.1DEC.

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

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning 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 other parts of the Town and Country Planning Act 1990 or other legislation.
 - 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 "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 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 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 - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficient is a challenge and unique solutions may need to be found. [Historic England](#) provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The [Energy Saving Trust](#) provides more general information and resources on energy in homes. Also, [Warm & Safe Wiltshire](#) offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk