

Appeal 6008440

Appeal questionnaire

Submitted on 18 May 2026.

Appeal type	Householder
Appeal site	Saxon, Castle Road, Devizes, SN10 1HL
Agent contact details	Marcos Makin homeplandesign@yahoo.com 01793 762368
Application number	PL/2025/08890

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	Yes
Listed Building	1252310 II 23 AND 24, ST JOHN'S STREET
Listed Building	1252308 II* 21 AND 22, ST JOHN'S STREET
Listed Building	1252315 II 36, ST JOHN'S STREET
Listed Building	1249360 II GATE HOUSE OF DEVIZES CASTLE
Listed Building	1250364 II THE CORN EXCHANGE
Listed Building	1250363 II* THE BEAR HOTEL
Listed Building	1249362 II REMAINS OF ORIGINAL CASTLE
Listed Building	1252314 II* BARFORD HOUSE
Listed Building	1252317 II* 39, ST JOHN'S STREET
Listed Building	1249366 I DEVIZES CASTLE INCLUDING GLASS HOUSE AND GARDEN WALLS ENCIRCLING WEST SIDE OF MOUND
Listed Building	1252313 II 31 AND 32, ST JOHN'S STREET
Listed Building	1252259 II 1 AND 2, ST JOHN'S CHURCHYARD

Listed Building	1262335 II* 33 AND 34, ST JOHN'S STREET
Listed Building	1263774 II WALLS ENCIRCLING TOP OF CASTLE MOUND
Listed Building	1250359 II 50 AND 50A, LONG STREET
Listed Building	1252312 II* 28, ST JOHN'S STREET
Listed Building	1262331 II* THE TOWN HALL
Listed Building	1262330 II 19, ST JOHN'S STREET
Listed Building	1262348 II 1-3, ST JOHN'S COURT
Listed Building	1252294 II 4, ST JOHN'S COURT
Listed Building	1252260 II THE LIBERAL CLUB
Listed Building	1252311 II DISTRICT CLUB
Listed Building	1252316 II 37 AND 38, ST JOHN'S STREET
Listed Building	1252307 II THE LAMB INN
Listed Building	1262334 II* 29 AND 30, ST JOHN'S STREET
Listed Building	1262321 II 40, ST JOHN'S STREET
Listed Building	1263031 II* Former National Westminster Old Bank
Listed Building	1262333 II 25 AND 26, ST JOHN'S STREET
Listed Building	1252367 II TOWER LEE
Listed Building	1263319 II 48 AND 49, LONG STREET
Listed Building	1263320 II 51 AND 52, LONG STREET
Conservation area	Yes
Conservation area map and guidance	Devizes Conservation Area.pdf (/document/e98a4c8e-7363-409c-b1b2-2ac5ef4ad972) DEVIZES - Approved Statement.pdf (/document/6fbf8e30-fb88-4779-acf4-568a442fd081)
Green belt	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application

[List of Consultees & Neighbours.pdf \(/document/e00ec947-c1e2-44b6-85ed-b4d51abe82c7\)](#)

Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	Site Notice.pdf (/document/882e9056-7eec-4440-a92e-400ae956a2f9)
Letter sent to neighbours	Neighbour Consultation.pdf (/document/0f0326ea-a52b-48b0-9701-87eb786d94e7) Neighbour Reconsultation.pdf (/document/63992c70-5593-4b54-93d8-89a6992fa4ae)
Appeal notification letter	Distribution list.pdf (/document/afb19a50-0600-4264-850d-7a36bd741d19) Appeal - Notification of Householder Planning Appeal.pdf (/document/f7d3ad00-d2c9-46a3-9065-85d4297491be)

Consultation responses and representations

Representations from other parties	Yes
Upload representations from other parties	28.11.2026 Conservation.pdf (/document/85cd75b7-e6ee-4ed8-9d2d-36e24baa9b4f) Consultation responses and representations.pdf (/document/5e530c3d-b911-499f-a5f5-bbe828b91c95) 15.01.2026 Conservation.pdf (/document/67b78744-c8a7-4924-9ca1-e93c8f82fdc2)

Planning officer's report and supporting documents

Upload planning officer's report	29 AND 30, ST JOHN'S STREET, Devizes - 1262334 _ Historic En.pdf (/document/a9ad1c52-6f63-4be1-a44d-0f1d89005976) Remains of Original Castle, Devizes - 1249362 _ Historic Eng.pdf (/document/80f6ca9e-df71-466d-b6df-103f2f1b0c07) The Liberal Club, Devizes - 1252260 _ Historic England.pdf (/document/db73f4cc-d867-465a-a5b3-11f388ebd3cc) Gate House of Devizes Castle, Devizes - 1249360 _ Historic E.pdf (/document/aca75af8-1c31-4c49-94ce-174d4393c68b) The Lamb Inn, Devizes - 1252307 _ Historic England.pdf (/document/829568d8-3faa-4d99-a554-224df42ed2c4) 40, ST JOHN'S STREET, Devizes - 1262321 _ Historic England.pdf (/document/17c42ecb-282f-4148-89f5-2b49ec96db14) 1-3, ST JOHN'S COURT, Devizes - 1262348 _ Historic England.pdf (/document/21e5b731-db8a-
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[4dc7-b036-3680dc154830\)](#)

[The Corn Exchange, Devizes - 1250364](#)

[Historic England.pdf \(/document/2cff1f97-3257-4995-8675-37103daebe22\)](#)

[23 AND 24, ST JOHN'S STREET, Devizes - 1252310 _ Historic En.pdf \(/document/18f486d4-0166-4b96-a9ce-47061bc136a3\)](#)

[31 AND 32, ST JOHN'S STREET, Devizes - 1252313 _ Historic En.pdf \(/document/34a90b30-5542-495c-9f57-4889506085e0\)](#)

[4, ST JOHN'S COURT, Devizes - 1252294 _ Historic England.pdf \(/document/625a4571-5bbd-465e-8f75-583907521883\)](#)

[Barford House, Devizes - 1252314 _ Historic England.pdf \(/document/3f40e364-6a4e-418e-8f8c-63d3fd12f089\)](#)

[25 AND 26, ST JOHN'S STREET, Devizes - 1262333 _ Historic En.pdf \(/document/f22417a8-971a-4de0-b35b-6dbdfe877ff6\)](#)

[48 AND 49, LONG STREET, Devizes - 1263319 _ Historic England.pdf \(/document/db2e5d9b-afaf-4505-8f0c-76584ea862ea\)](#)

[Tower Lee, Devizes - 1252367 _ Historic England.pdf \(/document/3553069c-b039-42d7-8fb2-7bb7038bed93\)](#)

[Former National Westminster Old Bank, Devizes - 1263031 _ Hi.pdf \(/document/a25e5951-20e6-4030-bb9d-7fd68a6f69e6\)](#)

[District Club, Devizes - 1252311 _ Historic England.pdf \(/document/7be058eb-242b-4019-aa9c-8d6842319f60\)](#)

[The Bear Hotel, Devizes - 1250363 _ Historic England.pdf \(/document/5e1f9f20-4507-4871-844c-90398d1e57a7\)](#)

[Case Officer Report.pdf \(/document/2087c1dc-37cf-4f66-8d2c-90dbc8a280ee\)](#)

[21 AND 22, ST JOHN'S STREET, Devizes - 1252308 _ Historic En.pdf \(/document/ebfc58ef-1314-4df5-bfc5-9453a6525dd0\)](#)

[The Town Hall, Devizes - 1262331 _ Historic England.pdf \(/document/d44f5948-a44c-4d6a-871c-99c3f4331eb9\)](#)

[39, ST JOHN'S STREET, Devizes - 1252317 _ Historic England.pdf \(/document/2c3f6d16-8a9e-4d41-a23e-9fb5a034e5a3\)](#)

[36, ST JOHN'S STREET, Devizes - 1252315 _ Historic England.pdf \(/document/07409639-6b37-44e0-96f5-ae81d5c129a3\)](#)

[1 AND 2, ST JOHN'S CHURCHYARD, Devizes - 1252259 _ Historic .pdf \(/document/da4df1aa-abaf-4297-999e-b872e3efda65\)](#)

[33 AND 34, ST JOHN'S STREET, Devizes - 1262335 _ Historic En.pdf \(/document/0d7dd46d-a5ae-43b7-a33b-c2a23d674ea7\)](#)

[Devizes Castle List Entry Number.png \(/document/ebaf01ac-d554-45da-9a7f-](#)

[c3018751873b\)](#)

[Walls Encircling Top of Castle Mound, Devizes - 1263774_Hi.pdf \(/document/c04b7883-1d85-46ca-96a8-cf77cce7fb89\)](#)

[28, ST JOHN'S STREET, Devizes - 1252312_Historic England.pdf \(/document/ae5a1d43-8fe4-4c00-a265-d7eb95f3fe6\)](#)

[19, ST JOHN'S STREET, Devizes - 1262330_Historic England.pdf \(/document/07f4b7f7-6324-4d94-8854-ead0b90d5133\)](#)

[51 AND 52, LONG STREET, Devizes - 1263320_Historic England.pdf \(/document/4dcf868e-a61f-4e5d-a80e-eaec8eeb7321\)](#)

[37 AND 38, ST JOHN'S STREET, Devizes - 1252316_Historic En.pdf \(/document/0f88b762-4fdf-4ffa-a33c-f2c36bc9bf49\)](#)

[50 AND 50A, LONG STREET, Devizes - 1250359_Historic Englan.pdf \(/document/4de3829c-ba31-450f-97fb-fb059ebac283\)](#)

Upload the plans, drawings and list of plans

[Photo 1 of outbuilding to be removed.jpg \(/document/d34bdeea-7a32-4076-82ec-0463e75032b3\)](#)

[STATEMENT OF SIGNIFICANCE & IMPACT.pdf \(/document/aef48a86-d381-4654-90ad-4375ae6bfb8b\)](#)

[Photo 3 of outbuilding to be removed.jpg \(/document/7673ad09-be96-46d3-844a-48176f3ca6c3\)](#)

[Existing-Proposed Rev E.pdf \(/document/88e113ea-3d0e-48a2-9620-549be78a774f\)](#)

[Block Plan.pdf \(/document/34eb2028-7471-4de6-96c1-5696d590a380\)](#)

[Photo 2 of outbuilding to be removed.jpg \(/document/e57ce92e-4ef3-4f28-88f9-5f4fea924876\)](#)

[Existing & Proposed elevations and floor plans.pdf \(/document/37fa5335-d60f-4b0f-9434-792e99db35d3\)](#)

[Location Plan.pdf \(/document/e83bdf4a-a26d-4dcb-a9fe-80799243957d\)](#)

[Block Plan - Revisions Epdf \(/document/60029fdb-52e9-450c-a6ed-848b889630b4\)](#)

[List of plans and documents considered.pdf \(/document/d6ddc16a-0079-44b1-9711-a0a2f53260d0\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[WILTSH~2.PDF \(/document/9cec7c0a-cbda-4b1c-a6ce-1f196a809405\)](#)

[WILTSH~1.PDF \(/document/683b1ba3-09ce-42a0-937c-6eb4ffe1c8a9\)](#)

[00 Core Strategy front page.pdf](#)

(/document/cde57e92-e007-4e14-a94b-77b033f59bbd)
[sppnp-made-devizes-area-2015-september.pdf \(/document/9b3168cb-a23d-4bb3-b974-a5ebb9628f75\)](#)

Emerging plans

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[Compressed WiltshireDesignGuide Consultation Accessible .pdf \(/document/f2098802-abf9-4ccc-b9cc-b7316fbb68c2\)](#)

Site access

Access for inspection

Yes
To view the proposal in its context. The property is on a private road. Proposal is at rear of property.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Appeals near the site

No

Extra conditions

Yes
Appeal reference number 6008440 - PL/2025/08890 – Saxon, Castle Grounds, Devizes
Recommended Conditions
FULL PLANNING PERMISSION - COMMENCEMENT 3 YEARS
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
APPROVED PLANS
The development hereby permitted shall be carried out in accordance with the following approved plans:
o Application Form
o Statement of Significance & Impact: Assessment Table
o Location Plan 1:1250
o Received on 10.11.2025.
o Drawing No.

o 25/3368/01 – Existing-Proposed Rev E

o Received on 14.01.2026.

o Block Plan 1:500

o Received on 16.01.2026.

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

MATCHING MATERIALS

The walls of the dormers hereby permitted shall finished in tile-hung cladding, and the roofs shall be covered in plain clay tiles, which shall match the colour, profile and finish of those on the existing roof of the dwelling as existing at the date of this permission.

The dormers shall thereafter be retained in accordance with these approved materials unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity; the character and appearance of the conservation area and listed buildings and their setting.

WINDOWS TO BE TIMBER FRAMED

The windows shall be constructed from timber with a painted finish or aluminium with a powder coated finish in a colour to match those on the existing building. The windows shall thereafter be retained in that material and finish unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity; the character and appearance of the conservation area and listed buildings and their setting.
