



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00274

Decision Date: 26/05/2026

Applicant:	Mr & Mrs James & Samantha Irvine Knypersley, 79 High Street, Ramsbury, Marlborough, SN8 2QN
Particulars of Development:	Alterations and extensions to two-storey rear wing
At:	Knypersley, 79 High Street, Ramsbury, Marlborough, SN8 2QN

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:

- Location Plan. L-000. Received 7 January 2026.
- Proposed Site Plan. PL-001. Received 15 April 2026.
- Proposed Demolition Floor Plans. D-101. Received 15 April 2026.
- Proposed Floor Plans. PL-101 Rev B. Received 15 April 2026.
- Proposed Elevations. PL-201 Rev B. Received 15 April 2026.
- Proposed Sections AA and BB. PL-301 Rev B. Received 15 April 2026.

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

3. No works shall commence on site until the following have been submitted to, inspected where appropriate, and approved in writing by the Local Planning Authority:

- (i) A schedule of works for the render finishes, including details of the material, colour and texture of the final finish;
- (ii) A sample panel of brickwork of not less than 1m square to show the brick type, face bond, coursing, and mortar composition; and
- (iii) A sample panel of the Corten steel cladding of not less than 0.5m square.

The works shall be carried out in accordance with the approved details, and the approved sample panels shall be retained on site for the duration of the works.

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 external joinery shall be installed on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. 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 of the building as a building of special architectural and historic interest and the character and appearance of the conservation area.

- 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 and historic interest and the character and appearance of the conservation area in which it is located.

Informatives to Applicant:

- 1. Please note that Wiltshire Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found. Discharge of conditions will require an application for approval of details reserved by condition.
- 2. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by

the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

3. The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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).