



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02453

Decision Date: 03/06/2026

Applicant:	Sam Gray Wansdyke House , Wilsford , SN9 6HB
Particulars of Development:	Proposed new single storey rear flat roof extension. Removal of existing corrugated roof and replacement with new lead roof.
At:	Lavender Cottage, 14 Wilsford, Pewsey, SN9 6HB

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

Application Form

Planning Heritage Conservation Planning Consultancy – Design and Heritage Statement, Dated March 2026

Householder and Minor Extensions Flood Risk Assessments Form

1 in 100 Flood Map

Ground Water Emergence Map 0.025-0.5m

Zone 2 and 3 Flood Map

Location Plan

Drawing Nos:

2154 – PL-200 – Proposed Window and Door Detail

All received on 03.04.2026.

Revised Drawing Nos:

2154 – EX-001 – Existing GA Drawings

2154 – PL-100 – Proposed GA Drawings

Both received on 28.05.2026.

2154 – PL-201 – Rev A – Proposed Window Details

2154 – PL-300 – Proposed Eaves Details

Both received on 21.05.2026.

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

- 3** The external materials of the development hereby permitted shall be carried out in strict accordance with the approved Drawing No. 2154 – PL-100 – Proposed GA Drawings, dated as received on 28.05.2026. The new windows annotated as Number 4 on this drawing shall be painted and finished in white.

REASON: In the interests of visual amenity; preserving the character and appearance of the listed building and the conservation area.

- 4** The installation of the new timber windows hereby approved shall be carried out in strict accordance with Drawing No. 2154 – PL-201 Revision A – Proposed Window Details. They shall remain as such in perpetuity.

REASON: In the interests of visual amenity; preserving the character and appearance of the listed building and the conservation area.

- 5** The aluminium framed windows and doors hereby approved shall be constructed and installed in strict accordance with the approved Drawing No. 2154 – PL-200 – Proposed Window and Door Details, dated as received on 03.04.2026.

REASON: In the interests of visual amenity; preserving the character and appearance of the listed building and the conservation area.

- 6** The development hereby approved shall be carried out in strict accordance with approved Drawing No. 2154 – PL-300 – Proposed Eaves Details. It shall remain as such in perpetuity.

REASON: In the interests of visual amenity; preserving the character and appearance of the listed building and the conservation area.

Informative

- 7** The conditions on this approval shall be read in conjunction with those on the counterpart planning approval PL/2026/02239.

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).