



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00847

Decision Date: 05/06/2026

Applicant:	Webster Hart C/O Morgan Elliott Planning, 35 Rodney Road, Cheltenham, GL50 1HX
Particulars of Development:	Proposed internal and external works to an existing dwelling.
At:	Coles Farm, Alcombe, Box, Corsham, SN13 8QL

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:

6564/DE01 – Basement Demolition Plan received 26.01.26

6564/DE02 – Ground Floor Demolition Plan received 26.01.26

6564/DE03 – First Floor Demolition Plan received 26.01.26

6564/DE04 – Second Floor Demolition Plan received 26.01.26

6564/DE05 – Roof Demolition Plan received 26.01.26

6564/DE06 – South East Demolition Elevation received 26.01.26

6564/DE07 – North East Demolition Elevation received 26.01.26

6564/DE08 – North West Demolition Elevation received 26.01.26

6564/DE09 – South West Demolition Elevation received 26.01.26

6564/DE10 – Proposed Demolition Section A-A received 26.01.26

6564/PL01 – Location Plan received 26.01.26

6564/PL03 – Proposed Block Plan received 26.01.26

6564/PL05 – Proposed Site Plan received 26.01.26

6564/PL06 – Proposed Basement Plan received 26.01.26

6564/PL07 – Proposed Ground Floor Plan received 26.01.26

6564/PL08A – Proposed First Floor Plan received 29.01.26

6564/PL09A – Proposed Second Floor Plan received 29.01.26

6564/PL10 – Proposed Roof Plan received 26.01.26

6564/PL11 – Proposed South East Elevation received 26.01.26

6564/PL12 – Proposed North East Elevation received 26.01.26

6564/PL13 – Proposed North West Elevation received 26.01.26

6564/PL14 – Proposed South West Elevation received 26.01.26

6564/PL15 – Proposed Section A-A received 26.01.26

6564-A-6564/PL26 – Basement Window Detail (1) received 26.01.26

6564-A-6564/PL27 – Basement Window Detail (2) received 26.01.26

6564-A-6564/PL28A – Blocked Entrance Door Detail received 05.02.26

6564/A/71 – Basement Floor Opening Up Works Plan received 17.03.26

6564/A/72 – Ground Floor Opening Up Works Plan received 17.03.26

6564/A/73 – First Floor Opening Up Works Plan received 17.03.26

6564/A/74 – Second Floor Opening Up Works Plan received 17.03.26

Preliminary Bat Roost Assessment April 2026 received 22.04.26

Construction Method Statement received 21.05.26

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

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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).