

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/01847

Decision Date: 06/05/2026

Applicant:	AOBIB HOLDINGS LIMITED 178-180 Lawrence Hill, Bristol, BS5 0DN
Particulars of Development:	The regularisation of the replacement concrete screed floor on the ground floor, removal of bar counter and wall timings in Library/snug. The proposed reinstatement of wall linings in Library, repositioned bar counter, new floor coverings and boxing to beams. Repairs to roof coverings and internal making good.
At:	The Angel, 3 Church Street, Westbury, BA13 3BY

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 granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan, ref: P001 – dated 18 March 2026 Roof Plan, ref: 7150-1 – dated 18 March 2026 Existing Roof Plan, ref: P007 – dated 18 March 2026 Elevations, ref: 7150-2 – dated 18 March 2026 Existing Ground Floor Plan, ref: P050A – dated 27 March 2026 Existing Ground Floor, ref P005A – dated 27 March 2026 Existing Ground Floor, ref P006A – dated 27 March 2026 Existing Room 1, ref: P051A – dated 27 March 2026 Existing Room 2.1, ref: P052A – dated 27 March 2026 Existing Room 2.2, ref: P053A – dated 27 March 2026 Existing Room 3, ref: P054A – dated 27 March 2026 Existing Room 4, ref: P055A – dated 27 March 2026 Proposed Ground Floor, ref: 0307-01_P025C – dated 6 May 2026 Proposed Room 3, ref: P038A – dated 27 March 2026 Proposed Room 2.1, ref: 0307-01_P036B – dated 6 May 2026 Proposed Room 2.2, ref: P037A – dated 27 March 2026 Proposed Ground Floor Cut View, ref: 0307-01_P030A – dated 6 May 2026 Roof Schedule – dated 5 May 2026 Proposed

Room 1, ref: P035A – dated 27 March 2026 Proposed Room 4, ref: P039A – dated 27 March 2026 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.

- 3** All new or replacement joinery shall match the existing historic joinery in respect of material, design, profile, dimensions, detailing and finish, unless otherwise first agreed in writing by the Local Planning Authority. Where no historic fabric survives, the joinery shall be of a traditional character appropriate to the age and significance of the listed building. The works shall thereafter be carried out in accordance with the approved details and retained as such.

Reason

To ensure that internal wall detailing preserves the special architectural and historic interest of the listed building, respects existing historic fabric, and that new or reinstated features are appropriately detailed in terms of materials and craftsmanship, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

- 4** No works to the roof structure or first-floor timber frame shall commence until a programme of historic building recording has been carried out and submitted to, and approved in writing by, the Local Planning Authority.

The recording shall:

- Be undertaken by a suitably qualified heritage professional;
- Be proportionate to the significance of the fabric and at a minimum include a Level 2 historic building record (or such higher level as may be agreed in writing);
- Include measured drawings, annotated photographs, and a written description of the roof structure and first-floor timber frame, including evidence for phasing, alteration, and carpentry details; and
- Be completed prior to any alteration, removal, repair, or concealment of the relevant historic fabric.

The approved recording shall be submitted to the Local Planning Authority prior to commencement of the relevant works and a copy deposited with the local Historic Environment Record (HER) before the development is completed.

Reason

To ensure that an appropriate record is made of the roof structure and first-floor timber frame of historic interest prior to alteration, in order to safeguard the

significance of the listed building, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and national and local heritage policy.

- 5** No works to the roof shall commence until a detailed schedule of roofing repairs has been submitted to and approved in writing by the Local Planning Authority.

The schedule shall include:

- Identification of all areas of repair, retention, and limited replacement;
- Confirmation of the extent of like-for-like repair versus replacement;
- Details of materials, including type, source, dimensions, colour, profile, and finish;
- Methods of repair, fixing, and reinstatement, including mortar specifications where applicable;
- Details of treatment of associated features such as ridges, hips, verges, flashings, gutters, and rooflights; and
- Annotated drawings and photographs showing existing conditions and proposed interventions.

The works shall thereafter be carried out strictly in accordance with the approved schedule.

Reason

To ensure that the proposed roof repairs preserve the special architectural and historic interest of the listed building, minimise loss of historic fabric, and are carried out using appropriate materials and methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policies.

- 6** No new or replacement roof tiles shall be installed until details and samples of the proposed tiles have been submitted to and approved in writing by the Local Planning Authority. The tiles shall match the existing in terms of material, colour, texture, profile, size, and method of fixing. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason

To ensure that the proposed roof repairs preserve the special architectural and historic interest of the listed building, minimise loss of historic fabric, and are carried out using appropriate materials and methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policies.

- 7 No repair or making-good works to the timber frame shall commence until a detailed Schedule of Repairs and details of boxing-in has been submitted to and approved in writing by the Local Planning Authority.

The schedule shall include:

- Identification of all areas of proposed repair, making good, and 'boxing-in' clearly distinguishing between retention, consolidation, splice repair, any limited replacement and 'boxing-in';
- Detailed repair methodologies, including carpentry techniques, jointing details, and treatment of defects such as decay, insect damage, or structural movement;
- Details of materials to be used, including timber species, dimensions, orientation, seasoning, and finish, demonstrating compatibility with the existing historic fabric;
- Proposed finishes and making-good techniques, including infill panels, wattle and daub, lath and plaster, or other historic materials where relevant; and
- Annotated drawings and photographs illustrating existing conditions and the proposed repairs.

The works shall thereafter be carried out strictly in accordance with the approved schedule.

Reason

To ensure that repairs to the timber frame preserve the special architectural and historic interest of the listed building, minimise loss of historic fabric, and are undertaken using appropriate materials and traditional methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

- 8 No internal floor surfaces or floor coverings shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- Plans identifying the location and extent of each proposed floor surface or covering;
- Details of materials, including type, composition, thickness, colour, pattern, and finish;
- Fixing and installation methods, including details demonstrating that historic floor structures and finishes will be retained and not adversely affected; and
- Confirmation of any existing historic floor surfaces to be retained, repaired, or left exposed.

The approved floor surfaces and coverings shall thereafter be installed strictly in accordance with the approved details.

Reason

To ensure that the choice and installation of internal floor surfaces and coverings preserve the special architectural and historic interest of the listed building, avoid damage to historic fabric, and ensure that any new work is appropriate and reversible where possible, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

- 9** No internal walls shall be plastered or finished until details have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall ensure that:

- Internal wall finishes are carried out using traditional lime-based plaster systems appropriate to the age and construction of the building;
- Plasterboard, gypsum plaster, dot-and-dab systems, or other modern non-breathable linings shall not be used, unless otherwise expressly agreed in writing by the Local Planning Authority; and
- Existing historic plaster shall be retained and repaired in situ wherever possible.

The works shall thereafter be carried out strictly in accordance with the approved details.

Reason

To ensure that internal wall finishes preserve the special architectural and historic interest of the listed building, maintain the breathability of the historic fabric, and prevent harm arising from the use of inappropriate modern materials, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

- 10** No repair, alteration, or making-good works to the main fireplace shall commence until full details have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- Identification of the elements to be retained, repaired, or made good;
- Detailed repair methodologies, including cleaning, consolidation, and any repairs to masonry, surround, hearth, lintel, or associated features;
- Details of materials and finishes, including mortar mixes, stone, brick, plaster, or other traditional materials appropriate to the historic fabric;
- Details of any replacement or reinstatement works, which shall be on a like-for-like basis unless otherwise agreed in writing; and
- Annotated drawings and photographs showing the existing condition and proposed works.

The works shall thereafter be carried out strictly in accordance with the approved details.

Reason

To ensure that the repair and making good of the main fireplace preserves the special architectural and historic interest of the listed building, minimises loss of historic fabric, and uses appropriate traditional materials and methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

Informative

- 11** *The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.*

REASON: to preserve the special architectural and historic interest of the listed building.

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).