

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02315

Decision Date: 17/06/2026

Applicant:	Mr and Mrs Luke and Alice Irwin Bridgewalk House Brixton Deverill Wiltshire BA12 7EJ
Particulars of Development:	Amendments to previously approved PL/2022/05624 & PL/2022/06725 - single storey extension of existing outbuilding to provide ancillary accommodation
At:	Bridgewalk House, Brixton Deverill, Warminster, BA12 7EJ

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:

Design, Access and Heritage Statement, Site Location and Block Plan (LAPO3) and Results of Archaeological trial trench evaluations (Simmons and Hughes July 2024) - all received 1 March 2026;

Ground Floor Plan and Elevations (25106 P 02 A) and Archaeological Written Scheme of Investigation (Hughes - April 2026) - received 1 May 2026 and;

Results of Archaeological Monitoring and Recording (Brace - June 2026) - received
1 June 2026

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

- 3 No development shall commence on the walls or roof (i.e. the wall and roof finishing materials) hereby approved until full details and samples of the timber cladding, clay pantiles, clay zinc roofing and rainwater goods to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The timber cladding shall be horizontally laid and shall be left unstained for the lifetime of the development. The rainwater goods shall be made from metal and painted a dark colour to match the existing rainwater goods on the listed building.

REASON: In the interests of visual amenity, the setting of the listed building and the character and appearance of the conservation area

- 4 No works for the formation of new openings shall commence on site until full details of all new doors, windows, and external joinery (including eaves), including sections, all at a scale of 1:10, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To protect the historic fabric and character 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).