



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00736

Decision Date: 18/06/2026

Applicant:	Mr James Spencer-Jones The Old Manor, The Square, Aldbourne, Wiltshire, SN8 2DU
Particulars of Development:	New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the Garage and Cottage and replacement side entrance gates and boundary wall.
At:	The Old Manor, The Square, Aldbourne, Marlborough, SN8 2DU

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:

1321/02_204A Cottage – existing

1321/02_205A Cottage - proposed

2111/03_001 Proposed site/roof plan and location plan

2111/03_002 Proposed pool house, wall and gates

2111/03_003 Garage building - Existing

2111/03_004 Garage building - Proposed

2111/03_005 Studio building - Existing

2111/03_006 Work shop building - Proposed

2111/03_007 Proposed tennis court and garden rooms

2111/4_01 - Design and Access Statement

844-01 RevB The Old Manor TPP A1

Received 27.01.26

Arboricultural Report - ref: AIA/AMS 06898 / 2026 0.2

Tree Protection Plan - ref: THE OLD MANOR TPP 06898 2026 0.2

Received 03.03.26

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

- 3** All new or replacement rainwater goods shall be of cast metal construction with a painted finish. They shall be maintained as such in perpetuity.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

- 4** The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 5** No windows or doors shall be installed on site until details of all new external window and door joinery and 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: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

- 6** The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 7** No development shall commence on site above ground floor slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

- 8** No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and preserving the character

and appearance of the listed building and its setting.

- 10** The photovoltaic panels hereby approved shall be removed within 3 months of them no longer being needed for microgeneration purposes and within 3 months of their removal, the roof slopes and the surface of the building shall be made good to its appearance at the time immediately before the panels first installation.

REASON: In the interests of the visual amenity of the listed building and the Aldbourne Conservation Area.

- 11** All new partition walls hereby approved shall be scribed around existing features.

REASON: To preserve the special interest of the listed building and its fabric.

- 12** No works in relation to the construction and insertion of the new dormer windows hereby approved shall be undertaken until full details (including joinery details and sections) of the new windows and associated works to the roof structure have been submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

REASON: To preserve the special interest of the listed building and its fabric.

Informative

- 9** Applicants should be mindful that the impact on neighbours extends beyond the design stage into the construction phase. Reasonable steps should be taken to:

Restrict noisy works to appropriate daytime hours

Minimise dust, vibration, and general disturbance

Maintain safe and unobstructed access for neighbouring properties

Keep neighbours informed of key stages and anticipated duration of works

Providing a point of contact for queries or concerns during construction is considered good practice.

It is recommended that site managers and builders contact local residents if there are particular noisy activities planned and provide a contact number to report noise problems.

We would recommend that noisy construction site activities are undertaken Monday to Friday 8am to 6pm and Saturday 8am to 1pm with no working on

Sundays and Bank holidays. This does not prevent quiet activities such as painting happening outside these hours.

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).