The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/04024

Decision Date: 25/06/2026

Applicant:	Mr T Bostwick Oatridge Farm, , Eastcourt, Nr Malmesbury, United Kingdom, SN16 9HR
Particulars of Development:	Conversion of redundant barn to residential use to include minor extension replacements
At:	The Barn, Oatridge Farm, Eastcourt, Malmesbury, SN16 9HR

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:

- Location and Proposed Block Plans ref 878/CAM/2020/9 received 15th May 2023
- Proposed Sections and North East and South East Elevations REF: 878/CAM/2020/7 B. received 7th November 2024
- Proposed South West and North West Elevations REF: 878/CAM/2020/8 B. received 7th November 2024
- Proposed Roof Plan showing repairs REF:24.068-2000 A received 23rd July 2025
- Proposed Ground-floor plan support structure Ref: 878 / CAM/2020/ 5 REV C received 19th April 2026
- Proposed First Floor Plan with Support Walls Ref: 878 / CAM/2020/ 6 REV C received 19th April 2026
- Proposed Technical Specification Details REF 878 / CAM/2020/ 7 received 13th April 2026
- Schedule of Works received 13th April 2026

Other Documents

- Application Form received 15th May 2023
- Architectural and Design and Access Statement dated 23rd April 2023 received 15th May 2023
- Heritage Statement Authored by HPS Professional Archaeology Services Ref heritage10-419938 received 15th May 2023
- Bat Survey and Assessment Authored by Ellendale Environmental Ref CICv1.0 received 15th May 2023
- Structural Inspection Report Authored by BSC Ref 24.068-SR01 Ref Revision A received 7th November 2024.

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

3. No development shall commence until a detailed photographic survey of the existing Grade II listed barn has been submitted to and approved in writing by the Local Planning Authority. The survey shall include:

• High-resolution images of all external elevations, roof structures, and architectural features.

• Internal views of all principal spaces, including exposed stone walls, roof structure, and any retained historic elements such as pigeon-holes, owl holes, and cobbled flooring.

• Clear photographs of any areas proposed for alteration, removal, or repair.

• Annotated plans indicating the location and orientation of each photograph.

The approved photographic record shall be retained as part of the public planning file and used to inform the assessment and monitoring of the proposed works.

REASON: To ensure a comprehensive visual record of the listed building is retained prior to any alterations, and to assist in the assessment of the impact of the proposed development on the building's historic and architectural significance, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (Section 16), and Wiltshire Core Strategy Policies CP57 and CP58.

4. Details of the new glazing elements shall be submitted in writing to the Local Planning Authority prior to the installation of each element. The works shall be carried out in accordance with the agreed details.

All new windows and doors shall be of timber construction and shall be finished in a paint or stain colour to be agreed in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before each of the above elements is

undertaken in order that the development is carried our in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

5. Notwithstanding any details submitted, no works shall commence until full details and samples of all external and internal materials (including stone, timber, roofing, mortar, and finishes) 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

6. Notwithstanding the approved plans and prior to the commencement of the relevant stage of works, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

   (i) Large scale details of all new or replacement external doors, windows, dormers, and gates shown on elevations at a scale of no less than 1:10 (doors, dormers and gates), 1:5 (windows), plus horizontal and vertical sections including setbacks and reveals, at a scale of no less than 1:5 (doors, dormers and gates), 1:2 (windows);

   (ii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

   (iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

   (iv) Full details of proposed meter and alarm boxes;

   (v) Large scale details of proposed eaves and verges (1:5) section;

   (vi) A full schedule and specification of repairs including:

   (vii) proposed internal timber and damp-proof treatment;

   (vii) a full schedule of internal finishes to walls, ceilings and floors;

   (viii) Full details of all rainwater goods (materials, profile, and finish); and

   (ix) Full details of proposed internal service routes.

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

   REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the

works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

7. No works shall commence until a method statement detailing the measures to protect retained historic fabric during the course of works has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

- The statement shall include:
- Protection of exposed stonework, roof timbers and historic features
- Temporary weatherproofing measures
- Storage and handling of salvaged materials

REASON: To safeguard the historic fabric of the listed building during construction.

8. No works of alteration or demolition shall commence until details identifying any historic materials to be removed from the building and a scheme for their salvage, storage and re-use within the development have been submitted to and approved in writing by the Local Planning Authority.

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

REASON**:** To ensure the retention and reuse of historic fabric in the interests of preserving the character, appearance and significance of the listed building.

INFORMATIVE NOTES

This listed building consent must be read in conjunction with the planning permission approved under application number PL/2023/03881, the conditions of which may differ to those of this consent.

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).