



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02826

Decision Date: 26/06/2026

Applicant:	The Ramsbury Manor Foundation Ramsbury Manor, Ramsbury, Marlborough, SN8 2RG
Particulars of Development:	Further opening up works (following reference PL/2024/11184) required to remove asbestos and in order to facilitate the specification of the proposed repairs / upgrading to The Manor House.
At:	Ramsbury Manor, Ramsbury, Marlborough, SN8 2RG

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:

Title	Description	Received Date
Asbestos Management Survey Report	.	1 May 2026
Existing Second Floor Plan	263 HE-RMI 013	1 May 2026
Lower Ground Floor Plan	263 HE-RMI 405 C	1 May 2026
Heritage Statement Appendix 1	.	1 May 2026

Opening Up Findings - Lower Ground Floor Plan	263 HE-RMI 410	1 May 2026
Existing Ground Floor Plan	263 HE-RMI 011	1 May 2026
Opening Up Findings - First Floor Plan	263 HE-RMI 412	1 May 2026
Conditions - Lower Ground Floor Plan	263 HE-RMI 440 RCP	1 May 2026
Location Plan	263 HE RMI 000 A	1 May 2026
Existing First Floor Plan	263 HE-RMI 012	1 May 2026
First Floor Plan	.	1 May 2026
Existing Lower Ground Floor Plan	263 HE-RMI 010	1 May 2026
Ground Floor Plan	263 HE-RMI 411	1 May 2026
Asbestos Refurbishment and Demolition Survey Report	.	1 May 2026
Conditions - Second Floor Plan	263 HE-RMI 443 RCP	1 May 2026
Location Plan	263 HE RMI 001	1 May 2026
Design and Access Statement	.	1 May 2026
Ground Floor Plan	263 HE-RMI 441 RCP	1 May 2026
Heritage Statement	.	1 May 2026
Second Floor Plan	263 HE-RMI 408 C	1 May 2026
Opening Up Findings - Second Floor Plan	263 HE-RMI 413	1 May 2026
First Floor Plan	263 HE-RMI 407 C	1 May 2026
Proposed Ground Floor Plan	263 HE-RMI 406 C	1 May 2026

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

- 3** No works in relation to the lifting of fireplace hearths shall be undertaken until a written justification and schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule should include a timeframe for the completion of the works, to confirm reinstatement of the lifted or removed feature. The works shall be undertaken in accordance with the approved details.

REASON: The works are not confirmed as necessary at the time of application, as the additional investigations by lifting floorboards are required to establish the need. Therefore the application contained insufficient information on this element, although the principle of them being lifted/removed is established, and the details are required to justify and confirm the works proposed.

- 4** No works in relation to the removal and reinstatement of historic furniture shall be undertaken until a written justification and schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule should include a timeframe for the completion of the works, to confirm reinstatement of the lifted or removed feature. The works shall be undertaken in accordance with the approved details.

REASON: The works are not confirmed as necessary at the time of application, as the additional investigations by lifting floorboards are required to establish the need. Therefore the application contained insufficient information on this element, although the principle of them being lifted/removed is established, and the details are required to justify and confirm the works proposed.

- 5** No works in relation to the removal and reinstatement of skirting boards shall be undertaken until a written justification and schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule should include a timeframe for the completion of the works, to confirm reinstatement of the lifted or removed feature. The works shall be undertaken in accordance with the approved details.

REASON: The works are not confirmed as necessary at the time of application, as the additional investigations by lifting floorboards are required to establish the need. Therefore the application contained insufficient information on this element, although the principle of them being lifted/removed is established, and the details are required to justify and confirm the works proposed.

- 6** All floorboards, panelling, skirtings and fitted furniture shall be labelled and identified against a numbered plan to enable reinstatement in their original location, and no floorboards or panelling shall be removed from the room in which they are located, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure accurate reinstatement of features and prevent fabric being removed from its original location, in order to preserve the special interest of the listed building and its fabric.

Informative

- 1** Irrespective of the report findings and potential remedial recommendations, this consent does not extend to cover any additional works that may be required as a result of the investigation findings during the works. The applicant is reminded that

an application for listed building consent may be required to implement any works (including repairs) proposed as a result of the investigation works hereby approved.

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).