



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00127

Decision Date: 30/06/2026

Applicant:	Jeremy Collette Wootton Fields Farm Marlborough Road, Royal Wootton Bassett, Wiltshire, SN4 7SA
Particulars of Development:	Retrospective approval for the conversion and alterations of an existing coach house into residential use to allow for it's continued use as a holiday let business.
At:	Wotton Fields Farm, Marlborough Road, Royal Wotton Bassett, Swindon, SN4 7SA

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location Plan PL02 8 Jan 2026
 - Floor Plans & Elevations Current PL11 received 20 Apr 2026
 - Door Type 1 Details Plan PL04 Received 24th February 2026
 - Door Type 2 Details Plan PL05 Received 24th February 2026
 - Door Type 3 Details Plan PL06 Received 24th February 2026
 - Specification for Centre Pivot & Polar Centre Pivot Roof Windows Received 24th February 2026
 - Application Form received 8th January 2026REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE

The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building 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).