



The Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent - Approved

Application Reference Number: PL/2026/00963

Decision Date: 06/07/2026

Applicant:	Mr Philip Sutterby Bank House, The Strand, Calne, Wiltshire, United Kingdom, SN11 0EN
Particulars of Development:	Proposal to make building water tight and safe from further dilapidation.
At:	Calne Town Council Store, Patford Street, Calne, SN11 0EF

- 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: Site Location Plan, Scale 1:1250@A4, Date Received 19th March 2026; Proposed West Elevation, Ref. PL008, Scale 1:50@A3, 16th June 2026; Proposed Roof Plan, Ref. PL003, Scale 1:100@A3, 16th June 2026; Proposed North Elevation, Ref. PL006, Scale 1:50@A3, 16th June 2026; Proposed East Elevation, Ref. PL004, Scale 1:50@A3, 16th June 2026; Proposed Section, Ref. PL011, Scale 1:50@A3, 16th June 2026; Schedule of Works Report Date, Received 11th February 2026; Ecological Assessment (Arbotech Bat Emergence and Re Entry Plan), dated 12th September 2025.

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

- 3 All roof and ridge tiles on the existing building shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

- 4 The existing roof timbers shall be retained, uncut and unaltered in situ.

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

- 5 The mitigation measures detailed in the approved Ecological Assessment (Arbtech) Bat Emergence and Re entry Survey dated 12th September 2025 by Anna Dolby BSc (Hons) Consultant Ecologist shall be carried out in full prior to the first use/ occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 6 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will not impact on the adjacent boundary features. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Informative

- 7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nic Thomas - Director of Planning, Economy and Climate

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).