

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02997

Decision Date: 9 July 2026

Applicant:	Mr Henry Gwyn-Jones New Wardour Castle , Wardour, Tisbury, Wiltshire, SP3 6RH
Particulars of Development:	Relocation of Ground Floor and First Floor kitchens from the south side of the building to the north side, draught-stripping of first floor windows, minor reconfiguration of layout, installation of new dumb waiter, restoration of stone floor in the Garden Room at ground floor level, fitting of new bathrooms, removal of non-original joinery and / or fitting of new joinery, refurbishment of existing radiators and some new radiators, installation of salvaged period fireplace in the first floor Saloon and Main Bedroom, new mechanical and electrical services
At:	Apartment 1, Wardour Castle, Wardour, Tisbury, Salisbury, SP3 6RH

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 Prior to the installation of the specified joinery, details (at a scale of 1:20) shall be supplied for the new cabinetry in the following rooms: R.1.01 (proposed kitchen), R.1.09 'Soane's boudoir (proposed dressing room), R.G.02 (proposed ground floor kitchen). Proposed elevations of the walls where the new cabinetry is to be located shall also be provided (in order to see the height in relation to the ceiling and other architectural elements such as doorways). In respect of Soane's boudoir, the drawings shall be accompanied by a 'design justification statement'. All new cabinetry shall be set away from skirting boards or dado rails unless otherwise

agreed in writing. Details shall be submitted for the written approval of the LPA prior to the works commencing and the works may then go ahead in accordance with the approved details.

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

- 3 Detailed drawings of the proposed new heating grilles for the first floor gallery, together with a 'design justification statement', shall be submitted for the written approval of the LPA prior to the works commencing. The works may then go ahead in accordance with the approved details

REASON: In the interests of preserving the character of the listed building.

- 4 Details of the new fireplace surround and hearth (including elevations and sections at 1:10 and a full wall elevation at 1:50) for room R.1.03 and R.1.06 (a new false fireplace), shall be submitted for the written approval of the LPA prior to this element of the proposals commencing on site. The works may then go ahead in accordance with the approved details

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

- 5 New windows ie R.G.10 shall be single-glazed with glazing bars to match the existing.

REASON: In order to preserve the appearance of the listed building and its setting.

- 6 The new wall below the new sash window (west elevation) shall have rusticated Chilmark stone and stone plinth to match the adjacent surrounding walling.

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

- 7 A detailed proposed floorplan for R.G.08 (proposed garden room), together with a proposed materials schedule and layout detail, shall be for the written approval of the LPA prior to the works commencing. The works may then go ahead in accordance with the approved details.

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

- 8 Where new floorboards are required, they shall match, in width, type and colour, adjacent areas of floorboards.

REASON: In the interests of visual amenity and the character of the listed building.

- 9 A methodology for the approach to be taken in respect of any new electrical wiring (to include the position and appearance of sockets and light switches) and pipework, shall be submitted to the LPA for their approval in writing prior to the commencement of works in order to agree a protocol. The works may then go ahead in accordance with the approved details.

REASON: In the interests of preserving the character of the listed building and protecting architectural features of interest.

- 10 Mechanical ventilation. Prior to their installation and notwithstanding drawing REF/M31 A Will Potter Partnership 'first floor layout Mechanical ventilation', – additional details about the new extracts and how they will be vented shall be supplied to the LPA for their approval in writing. The works may then go ahead in accordance with the approved scheme

REASON: In the interests of preserving the architectural character and features of interest in the listed building.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing block plan 2517-P01

Existing location plan 2517-P02

Existing ground floor plan 2517-P10

Existing first floor plan 2517-P11

Existing and proposed west elevation central block 2517-P27

Existing and proposed east elevation central block 2517-P28

Existing and proposed central block south elevation 2517-P29

Existing Section BB Central Block 2517-P15

Existing Section CC Central Block 2517-P16

Existing section DD Central Block 2517-P17

Existing section EE central block 2517-P18

Existing section FF central block 2517-P19

Existing Section GG Central block 2517-P20

Existing Section HH Central block 2517-P21

Existing Section II Central Block 2517-P22

Existing Section JJ Central block 2517-P23

Existing section LL Central Block 2517-P25

Demolition first floor plan central block 2517-P31 Rev B

Demolition Section CC Central Block 2517-P32

Demolition Section DD Central Block 2517-P33

Demolition section EE central block 2517-P34

Demolition section FF central block 2517-P35

Demolition Section GG Central block 2517-P36

Demolition section HH central block 2517-P37

Demolition section II central block 2517-P38

Demolition Section JJ Central Block 2517-P39

Demolition section KK central block 2517-P40

Demolition Section LL Central Block 2517-P41

Proposed ground floor plan central block 2517-P51 rev B

Proposed first floor plan 2517-P52 rev D

Proposed section AA central block 2517-P54

Proposed section BB central block 2517-P55

Proposed section CC central block 2517-P56

Proposed section DD central block 2517-P57

Proposed section EE central block 2517-P58

Proposed section FF central block 2517-P59

Proposed section GG central block 2517-P60 Rev A

Proposed section HH central block 2517-P61

Proposed section II central block 2517-P62

Proposed section JJ central block 2517-P63

Proposed section KK central block 2517-P64

Proposed Section LL Central block 2517-P65

Details GF door D.G.30 details 2517-P600

Details 1F door C.1.30 details 2517-P601

Details 1F Door D.1.59 details 2517-P 602

Details – typical window details 2517-P610

Proposed ground floor – electrical small power (low level) 2517-P100

Proposed first floor – electrical small power (low level) 2517-P102 A

Proposed first floor plan central block electrical lighting and overhead (High Level) 2517-P103 A

Proposed first floor central block: reflected ceiling plan 2517-P71A

Ground floor layout hot & cold water and AG drainage REF/M20 Rev A

First floor layout hot & cold water and AG drainage REF/M21

Ground floor layout: Mechanical ventilation REF/M30 Rev A

First floor layout: Mechanical Ventilation REF/M31 A

Ground floor layout – heating and controls REF/11

Ground floor layout – heating and controls REF/M10 A

First floor layout – heating and controls REF/M11

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

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).