

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02504

Decision Date: 22/07/2026

Applicant:	Estcourt Vets 5 Estcourt Street Devizes Wiltshire SN10 1LQ
Particulars of Development:	Change of use to existing first floor flats No.5 & 5a (Use Class C3) to ancillary office accommodation for the existing veterinary surgery (Use Class E), together with internal alterations to reconfigure consulting, waiting and support areas, and installation of a new external access ramp to improve inclusive access.
At:	5 Estcourt Street, Devizes, SN10 1LQ

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
Proposed Basement Floor Plan	1532_0400 P01	9 April 2026
Existing Ground Floor Plan	1532_0310 - P01	9 April 2026

Existing Site Plan	1532_0210 P01	9 April 2026
Site Location And Block Plan	1532_0200 P01	9 April 2026
Existing Second Floor Plan	1532_0330 - Rev. P01	9 April 2026
Existing First Floor Plan	1532_0320 - P01	9 April 2026
Existing Roof Plan	1532_0350 P01	9 April 2026
Existing Third Floor Plan	1532_0340 P01	9 April 2026
Existing Basement Floor Plan	1532_0300 P01	9 April 2026
Proposed Side Elevation	1532_0650 P01	20 April 2026
Proposed Site Plan	1532_0220 P02	20 April 2026
Proposed First Floor Plan	1532_0420 P02	20 April 2026
Existing North & South Elevations	1532_0500 P02	20 April 2026
Proposed Roof Plan	1532_0450 P02	20 April 2026
Proposed Third Floor Plan	1532_0440 P02	20 April 2026
Proposed Ground Floor Plan	1532_0410 P02	20 April 2026
Proposed Second Floor Plan	1532_0430 P02	20 April 2026
Proposed North & South Elevations	1532_0600 P02	20 April 2026
Existing Side Elevation	1532_0550 P01	20 April 2026

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).