

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/03008

Decision Date: 27/07/2026

Applicant:	Mr George Needham 10 Prospect Square, Westbury, Wiltshire, GB, BA133ET
Particulars of Development:	Replacement of the current 1980's slimline gas fireplace, mantelpiece, and hearth with a modern, cast iron freestanding gas fire and oak mantle beam. While doing so, reopening the lower third of the fireplace to its original state allowing the free standing fireplace to sit within to achieve a traditional log fire appearance.
At:	10 Prospect Square, Westbury, BA13 3ET

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 Within [INSERT] month(s) of the [INSERT] being carried out, all adjoining surfaces which have been disturbed by the works (including brickwork, plaster and floor tiles) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

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

- 3 Following the removal of the existing modern gas fire, surround, back plate and hearth, if any original fabric is found, works must stop and the Local Planning Authority Conservation Officer is notified. A record of the findings and details of

amended proposals for the completion of the works should then be submitted to and approved in writing by the local planning authority.

REASON: To preserve the special architectural and historic interest of the listed building.

- 4** To ensure protection of existing chimney stack, the register plate shall be inserted to allow for ventilation of the stack and access to sweep chimney.

REASON: To preserve the special architectural and historic interest of the listed building.

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).