

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02884

Decision Date: 03/08/2026

Applicant:	Mill Lodge Properties Ltd Wimberely Park, Knapp Lane, Brimscombe, GLOS, United Kingdom, GL5 2TH
Particulars of Development:	Reposition full height glazing from inside face of circular stone columns to outside face of circular stone columns
At:	Rixon Farm, Rixon Gate, Ashton Keynes, Swindon, SN6 6QW

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 and documents:

- Granary (Plot 2) Proposed Ground Floor Plan; March 2026 RFD/G 2018 03C; received 2 April 2026
- Granary (Plot 2) Proposed First Floor Plan; March 2026 RFD/G 2018 04C; received 2 April 2026
- Granary (Plot 2) Proposed Roof Plan; March 2026 RFD/G 2018 05D; received 2 April 2026

- Granary (Plot 2) Proposed South Elevation; March 2026 RFD/G 2018 06E; received 2 April 2026
- Granary (Plot 2) Proposed North Elevation; March 2026 RFD/G 2018 07D; received 2 April 2026
- Granary (Plot 2) Proposed West Elevation + Section A-A; March 2026 RFD/G 2018 08E; received 2 April 2026
- Conditions Details Sheet 2; 151120-151 Rev F; received 25 March 2026

In addition to the following plans approved under application reference PL/2025/01042:

- Farmhouse Proposed Site Plan; 29 Jan 2025 RFD/NB 2018 04E; Received 3 February 2025
- Farmhouse Proposed Ground Floor Plan; 30 Jan 2025 RFH/FH 2018 GA01C; Received 21 February 2025
- Farmhouse Proposed First Floor Plan; 30 Jan 2025 RFH/FH 2018 GA02A; Received 21 February 2025
- Farmhouse Proposed North and South Elevation; 30 Jan 2025 RFH/FH 2018 GA04A; Received 21 February 2025
- Farmhouse Proposed East and West Elevation; 30 Jan 2025 RFH/FH 2018 GA05A; Received 21 February 2025
- Materials Specifications; Received 11 April 2025.

In addition to the following plans approved under application reference PL/2024/09360:

- Proposed Boundary Wall Elevation; 5 Sept 2024 RFH/FH 2018 EW03; received 22 October 2024
- Proposed Boundary Wall; 5 Sept 2024 RFH/FH 2018 EW02; received 15 October 2024
- Design and Access Statement – 05/09/2024; received 15 October 2024

In addition to the following plans approved under application reference PL/2024/01252:

- Barn (Plot 3) Proposed Ground Floor Plan; October 2023 RFD/B 2018 03A; received 6 February 2024
- Barn (Plot 3) Proposed First Floor Plan; December 2020 RFD/B 2018 04A; received 6 February 2024
- Barn (Plot 3) Proposed Roof Plan; December 2020 RFD/B 2018 05A; received 6 February 2024
- Barn (Plot 3) Proposed South Elevation; December 2020 RFD/B 2018 06A; received 6 February 2024
- Barn (Plot 3) Proposed North Elevation; December 2020 RFD/B 2018 07; received 6 February 2024
- Barn (Plot 3) Proposed East and West Section Elevation; December 2020 RFD/B 2018 08A; 6 February 2024
- Barn (Plot 3) Proposed South Elevation; December 2020 RFD/B 2018 09; received 6 February 2024
- Conditions Details Sheet 3; 151120-152 Rev C; received 6 February 2024
- Conditions Details Sheet 4; 151120-153 Rev C; received 6 February 2024

In addition to the following plans approved under application reference PL/2021/04411:

- Flood risk assessment; 2750/FRA Version F2; received 28 April 2021
- Structural Report July 2021; SE-01-002; received 20 July 2021

In addition to the following plans approved under application reference PL/2021/04896:

- Materials Schedule Revision A; 16.01.2018 Rev A 28/01/2021; received 3 June 2021

In addition to the plans approved under application reference 20/06177/VAR:

- Plans – Plot 4 + 5; July 2020 RFD/NB 2018 05; received 23 July 2020
- Sectional East Elevation; July 2020 RFD/NB 2018 11; received 23 July 2020
- Section West Elevation; July 2020 RFD/NB 2018 08; received 23 July 2020
- North Elevation; July 2020 RFD/NB 2018 09; received 23 July 2020
- East Elevation; July 2020 RFD/NB 2018 06; received 23 July 2020
- South Elevation; July 2020 RFD/NB 2018 07; received 23 July 2020
- West Elevation; July 2020 RFD/NB 2018 10; received 23 July 2020

In addition to the following plans originally approved under application reference 14/03493/FUL:

- Amended Schedule of Work dated 07.01.2019

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

- 3** The circular stone columns on the southern elevation of the former cowshed, as shown on the drawing, Granary (Plot 2) – South Elevation (dwg no. March 2026 RFD/G 2018 06E) shall be retained and maintained as natural exposed stonework at all times. No paint, stain, render, coating or cladding or other surface treatment shall be applied to the columns unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the significance of the curtilage listed building.

- 4** The glazing of the former cowshed hereby approved as shown on the drawing, Granary (Plot 2) – South Elevation (dwg no. March 2026 RFD/G 2018 06E) shall at no time be fitted with, replaced by, or treated with obscured, opaque, tinted, mirrored or other non-transparent glazing unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the significance of the curtilage 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).