

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00363

Decision Date: 14/08/2026

Applicant:	Matthew Wood Pound Farm, Stanley, Chippenham, SN15 3RG
Particulars of Development:	Conversion and redevelopment of redundant farm buildings, including demolition of milking parlour and creation of workshops, architecture studio and holiday accommodation with associated works
At:	Land At Pound Lane, Stanley SN15 3RG

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:

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

Location Plan received 29 Jan 2026

Proposed Site Sections 044-P030 received 22 Jan 2026

Proposed Site Plan 044-P001 received 22 Jan 2026

Proposed Site Layout Plan Ground Floor 044-P010 received 23 Jan 2026

044-P012_Site Layout Roof Plan_1_200_REV A received 7 Jul 2026

Proposed Site Layout First Floor Plan 044-P011 received 22 Jan 2026

Proposed Front (North East) & Side (North West) Elevations 044-P020 received 23 Jan 2026

Proposed Side (South East) & Rear (South West) Elevations 044-P021 received 22 Jan 2026

Barn 1 - Proposed Roof Plan 044-P102 received 23 Jan 2026

Barn 1 - Proposed Rear (South) & Side (East) Elevations 044-P201 received 23 Jan 2026

Barn 1 - Proposed Ground Floor Plan 044-P100 received 22 Jan 2026

Barn 1 - Proposed Front (North) & Side (West) Elevations 044-P200 received 22 Jan 2026

Barn 1 - Proposed First Floor Plan 044-P101 received 22 Jan 2026

Barn 2 Roof Plan 044-P111 received 25 Mar 2026

Barn 2 Elevations 044-P210_REV A received 7 Jul 2026

Barn 2 Ground Floor Plan 044- P110 REV A received 24 Apr 2026

Barns 3,4,5 - Proposed South East & South West Elevations – 2 044-P220 received 22 Jan 2026

Barns 3,4,5 - Proposed South East & South West Elevations – 1 044-P221 received 22 Jan 2026

Barns 3, 4, 5 - Proposed Ground Floor Plan 044-P120 received 23 Jan 2026

Barns 3, 4, 5 - Proposed Roof Plan 044-P121 received 22 Jan 2026

Barn 6 - Proposed Roof Plan 044-P131 received 22 Jan 2026

Barn 6 - Proposed Ground Floor Plan 044-P130 received 22 Jan 2026

Barn 6 - Proposed North West & South East Elevations 044-P230 received 23 Jan 2026

Heritage Statement received 26 Jan 2026

Design and Access Statement received 26 Jan 2026

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

- 3** Notwithstanding the details shown on the approved plans, no above-ground works shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
- a) External roofing materials, including details of clay roof tiles, corrugated metal roofing and ridge treatments;
 - b) Timber cladding, including species, profile, dimensions, finish and method of installation;
 - c) Rainwater goods, including material, profile, colour and fixing details;
 - d) External joinery, including windows, doors, glazing, external frames, reveals and cills;
 - e) Repointing works, including mortar mix, aggregate, pointing finish and methodology;
 - f) Details of any repair works to existing brick and stone masonry;
 - g) Details of any rooflights and photovoltaic panels not otherwise specified on the approved drawings.

The development shall thereafter be carried out in accordance with the approved details and maintained as such.

REASON: To safeguard the character, appearance and significance of the listed building, curtilage listed structures and historic farmstead in accordance with Core Policy 57, Core Policy 58 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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).