

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application for Listed Building Consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	67
Suffix	
Property Name	
Address Line 1	The Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Marden
Postcode	SN10 3RQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
408664	157863
Description	

Applicant Details

Name/Company

Title

Miss

First name

Olivia

Surname

Russell

Company Name

Address

Address line 1

67 The Street

Address line 2

Address line 3

Town/City

Marden

County

Wiltshire

Country

GB

Postcode

SN10 3RQ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Demolition of existing single storey extension and construction of a new single storey rear extension, with a sedum green living roof. Creation of a mezzanine floor and associated internal changes. Insertion of 1no roof light. Relocation of front door. Changes to doors and fenestration.

Application submitted in relation to PL/2024/05142 & PL/2024/04842 and their corresponding discharge of conditions application and non-material amendment.

Has the development or work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☒ Yes

☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☒ Yes
☐ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

798.00	Cubic metres
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What is the volume of the part to be demolished?

23.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Single storey side extension built c1970s - includes functioning kitchen and bathroom. Brick and block cavity wall construction with poured concrete floor. Metal framed, single glazed windows (x4) and timber front door.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The overall property is of a small footprint and the current extension is of poor quality. Replacement of the existing extension to a larger footprint would meet the requirements of modern living more appropriately and incorporate higher quality materials and design.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

PL/2024/05142 LBC PL/2024/04842 HHP
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Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Drawings: Proposed Sections 1 & 2, Proposed Elevations - REV B, Proposed Floor Plans & Proposed Plumbing & Ductwork documents are all relative to the below: Extension: Demolition of existing side extension to be replaced with block and brick cavity wall construction with poured concrete/screed floor. Flat sedum roof. Timber framed heritage glazed windows (see Non Material Amendment Drawings: New Extension - Heritage Window - Bottom Stub Rail Section, New Extension - Heritage Window - Top Rail Section, New Extension - Patio Door Section). New extension to include bathroom, bedroom, utility room (housing heat pump system) & WC. Proposal of timber framed double french doors leading out of bedroom. Main Schoolhouse: Reinstatement of original front door location - new single timber door to be introduced. Removal of pine floor boards, replaced with new stone slab flooring to be laid over under floor heating (heated via an air source heat pump in garden - see 'Proposed Site Plan'). Log burner with flue liner to be installed in existing empty fireplace. Existing incomplete terracotta tile hearth to be removed and replaced with black slate tile hearth. 1no Rooflight to be installed (see Non Material Amendment drawing 'Extract from Velux Window - GCL_01_en-GB_GBg (Velux)'). 1no existing timber truss to be removed and relocated. Structural support to be provided by new steel beam incorporated within proposed mezzanine floor. 1 new opening from Schoolhouse into new extension to be created using existing recessed archway.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Type:

Windows

Existing materials and finishes:

School building: 3no Stone surround windows with top trefoiled design. Individual single glazed clear panels fixed directly into stone surround and mullions, separated by thin wooden muntins. 1no single glazed casement window within white painted timber frame. Internal single glazed panes set within sliding, metal framed panels (white finish) fitted as secondary glazing to each window. Extension: single glazed panes - 1no bottom hung casement window with textured single glazed pane within aluminium metal frame. 2no side hung casement windows, 1 with clear single glazed panes & 1 with textured single glazed panes within aluminium metal frames. 1no top hung casement window with textured single glazed pane within aluminium metal frame.

Proposed materials and finishes:

School building: single glazed clear glass panes as per existing only to be replaced where broken. School building: new single glazed clear glass pane (fixed) on mezzanine level set within slim profile Oak Timber Frame, true glazing bars. School building: new 1no Velux conservation roof window : VELUX GCL Heritage Conservation Roof Window – Double glazed, Top-hung, Black external profile with central vertical glazing bar (pine frame with aluminium external cover). Installation to incorporate VELUX EDW Pro+ Tile Flashing around window externally. New Extension: all proposed new windows to be Side Hung Casement Windows, Heritage glass units comprising 4/4/4 glazing set within Oak Timber Frames with oak Cills. Timber frames to be unpainted and treated with natural semi-transparent stain. Windows to have splayed, cast stone lintels above openings.

Type:

Lighting

Existing materials and finishes:

There were no light fixtures or fittings upon purchase of the property

Proposed materials and finishes:

Proposal to add 2no external lights - black painted steel, bottom fixed, traditional Victorian style lanterns. Internal lights - extension to have standard domestic pendant light ceiling fixtures. Schoolhouse to have small, hidden LED uplights fixed to new plasterboard, just above the existing purlin. 2no pendant light fixtures proposed will be powered via black metal conduit fixed to wall.

Type:

Internal walls

Existing materials and finishes:

Schoolhouse: cementitious plaster was removed from internal walls prior to house purchase - walls are currently bare brick. Extension: 1no timber stud frame wall with white painted gypsum plaster finish

Proposed materials and finishes:

Schoolhouse: 2no walls to remain bare brick. 2no walls to be covered with Kingspan insulated gypsum plasterboard panels with white lime washed lime plaster finish. New Extension: white lime washed lime plaster finish to all walls except proposed bathroom & WC which will have some tiling adhered to internal walls as well as lime plaster finish in part (colour TBC).

Type:

Roof covering

Existing materials and finishes:

Schoolhouse: Clay peg tiles & red clay pierced crestings Extension: Bituminous asphalt covered flat roof chased into brickwork of schoolhouse building

Proposed materials and finishes:

Schoolhouse: no change. Extension: New roof to be of concrete deck construction, finished internally with painted plasterboard. Above concrete layer will be materials required for green roof set up: vapour control layer, rigid insulation, waterproof membrane, filter, soil substrate & sedum plants. The green roof area will be edged with gravel channeling up to parapet wall. Parapet to be capped with cast stone copings. Drainage will run through parapet wall on north east side via black cast metal gutter & downpipe.

Type:

External walls

Existing materials and finishes:

Schoolhouse: Flemish brickwork throughout with external cement mortar overlaying original lime mortar. Some spalling of brickwork particularly on south west corner. Extension: newer brickwork throughout.

Proposed materials and finishes:

Schoolhouse: no change however proposal to repoint cementitious mortar with lime mortar. New Extension: Reclaimed, hand made bricks to match Schoolhouse brickwork to be laid in English Bond. Extension wall finish with stone coping parapet with sedum roof behind.

Type:

Ceilings

Existing materials and finishes:

Schoolhouse: ceiling was removed prior to house purchase therefore showing bare elm rafters and underside of roof felt. 3no trusses & 2no longitudinal purlins on each side also visible. Extension: ceiling was removed prior to house purchase therefore showing bare timber rafters throughout and underside of roof felt.

Proposed materials and finishes:

Schoolhouse: Purlins and trusses to remain visible with finishes unchanged from existing. 70mm Celotex insulation board to be fitted between individual rafters. Boards and rafters to be covered with 37.5mm Celotex insulated plasterboard (25m insulation fixed to plasterboard). Plasterboard to have white painted gypsum plaster finish. Extension: Concrete roof deck to have white painted gypsum plaster finish.

Type:

Floors

Existing materials and finishes:

Schoolhouse: pine floorboards (some rotting) fixed to timber joists laid over void space. Extension: poured concrete floor throughout.

Proposed materials and finishes:

Schoolhouse & Extension: Bath stone flagstones to be laid throughout (above screed, insulation, underfloor heating system, concrete and necessary infill below). Mezzanine floor will repurpose redundant, usable pine floorboards.

Type:

Internal doors

Existing materials and finishes:

There are no internal doors.

Proposed materials and finishes:

1no proposed internal door from Utility Room into WC shall be a single, unglazed, oak veneer door. 1no proposed internal door from Bedroom into en-suite Bathroom shall be a single, unglazed, oak veneer door. 1no proposed internal door from Kitchen/Lounge into Bedroom shall be a bi-folding, unglazed, oak veneer door.

Type:

External doors

Existing materials and finishes:

Extension: 1no external timber front door with textured glass panels in upper section. Type of timber unknown. Painted dark brown with brass hardware.

Proposed materials and finishes:

Schoolhouse: 1no new single Solid Oak front door with black painted steel hardware and glazing panel. Oak to be treated with dark stain externally. Extension: 1no pair of new Solid Oak Patio Doors with 10 double glazed panels per door. Oak to be treated with natural semi transparent stain. Hardware to be brass.

Type:

Rainwater goods

Existing materials and finishes:

Schoolhouse: black painted cast iron downpipe on roadside with guttering of the same type running along length of the south pitch. Extension: grey plastic guttering along perimeter of extension with grey plastic downpipe terminating near westerly corner of extension.

Proposed materials and finishes:

Schoolhouse: no change. New extension: Guttering to run from the proposed sedum roof through the north east wall of the extension before meeting the downpipe. All new gutters and drainpipes to be black painted cast iron to match original. Underground sewer pipe from White Horse House will need to be re-routed to avoid being built over.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

2no Low Height Walls flanking either side of the Schoolhouse building, built in engineering bricks have been removed.

Proposed materials and finishes:

New proposal for 1no low height wall of reclaimed, handmade bricks to be built on left (South West) flank of Schoolhouse, curving around and into the driveway. Concrete foundation will be laid below bricks to secure but will not be visible. To the right (South East), there will be new black painted cast iron railings and a gate to allow access to the new entrance into the house. Steps required will be capped with stone and the hard landscaping to the front door will be stone. New proposal of reclaimed railway sleepers on perimeter create retaining wall & allow for flat lawn space and parking to be created.

Type:

Vehicle access and hard standing

Existing materials and finishes:

There was limited vehicle access upon purchase of the property - a rough area of gravel was available for 1 car to park off road. Concrete steps lead from existing front door down to road. Concrete also leads to corner of extension.

Proposed materials and finishes:

Proposal for new gravel driveway to accommodate up to 3 cars at far side of property. Gravel to match that of existing, shared driveway to neighbouring houses.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing Site Plan
Existing Plan
Existing Sections 1
Existing Sections 2
Existing Elevations Block & Location Plans
Proposed Site Plan
Proposed Floor Plans
Proposed Sections North East & North West - REV B
Proposed Sections 2
Proposed Elevations - REV B
Proposed Plumbing & Ductwork
Velux Window - GCL_01_en-GB_GB Window Detail Drawing (Velux)
New Extension - Heritage Window - Bottom Stub Rail Section
New Extension - Heritage Window - Top Rail Section
New Extension - Patio Door Section
Replacement Window - Glazing Bar Section
Heritage Design (and Access) Statement

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

Please refer to previously approved submissions PL/2024/05142 and PL/2024/04842

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2023/01196

Date (must be pre-application submission)

10/11/2023

Details of the pre-application advice received

Formal response via Pre Application Enquiry from Pippa Card commenting on initial proposals for site. Some correspondence was sent after to gain a further understanding of particular elements of response and further advice was sought in person from Paul Oatway. Paul and Joe Leesam have been aiding our progress further in this application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

Olivia

Surname

Russell

Declaration Date

01/09/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Olivia Russell

Date

01/09/2026