

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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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	
Suffix	
Property Name	The Malthouse
Address Line 1	The Green
Address Line 2	
Address Line 3	Wiltshire
Town/city	Biddestone
Postcode	SN14 7DG

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

Easting (x)	Northing (y)
386425	173506
Description	

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Osborne

Company Name

Address

Address line 1

Malthouse, The Green

Address line 2

Biddestone

Address line 3

Town/City

Chippenham

County

New York

Country

GB

Postcode

SN14 7DG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

This application seeks Listed Building Consent for the replacement of four non-original, deteriorating modern units on the secondary, south-facing rear elevation of The Malthouse, Biddestone (Grade II listed, List Entry 1198906). The proposed works involve replacing three single-glazed timber windows (W1, W2, W3) and one modern external door set (D4) with high-quality, bespoke, double-glazed units.

These existing 1980s-era insertions contain no historic fabric, glass, or ironmongery and suffer from severe decay, including ongoing timber rot and structural failure due to a persistent condensation cycle. The cold bridge created by the current single glazing causes excessive water ingress, damaging the surrounding internal lime plaster and historic rubble-stone wall fabric.

The replacement units will be handcrafted from FSC Sapele hardwood, finished in white, and feature high-efficiency, 24mm low-emissivity double glazing (U-value 1.4 W/m²K). The design replicates traditional proportions and sightlines, ensuring visual cohesion with the building's heritage character without impacting the principal north-facing façade.

These works are supported by national planning policies, including the NPPF, as they deliver significant public benefit by:

Conserving Historic Fabric: By eliminating the condensation cycle, the new units arrest the moisture damage currently threatening the original stone masonry and interior finishes.

Enhancing Energy Efficiency: The proposal directly supports climate change objectives by significantly improving thermal performance and reducing carbon emissions.

Heritage Enhancement: Replacing unsympathetic, non-contributing 1980s elements with high-quality, period-appropriate joinery enhances the appearance and long-term viability of this designated heritage asset.

The design ensures the preservation of the building's historic masonry openings, with no alterations proposed to the original structure.

No alterations of any kind are proposed to the principal north-facing elevation overlooking Biddestone Green, ensuring that the primary public frontage of the listed asset remains completely untouched.

This approach represents the most sustainable, long-term conservation solution for the property.

Has the development or work already been started 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

Related Proposals

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

- ☐ Yes
☒ No

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).

The proposed works comprise:

W1 – Landing Window: Replacement of a single-glazed timber window (approx. 960 × 900 mm).

W2 – Bedroom Window: Replacement of a single-glazed timber window (approx. 1450 × 900 mm).

W3 – Kitchen Window: Replacement of a single-glazed timber window (approx. 945 × 1012 mm).

D4 – Snug Door Set: Replacement of a single-glazed timber door set (approx. 1450 × 1970 mm), comprising a central door with two fixed glazed sidelights.

The replacement units will consist of bespoke, hand-crafted, painted FSC Sapele hardwood frames fitted with high-efficiency double glazing, manufactured and installed by Oakwrights Bath Ltd.

No alterations of any kind are proposed to the principal north-facing elevation overlooking Biddestone Green, ensuring that the primary public frontage of the listed asset remains completely untouched.

Please refer to the supporting documents, plans, and drawings:

1. Malthouse SN147DG HERITAGE STATEMENT
2. Malthouse SN147DG TECHNICAL STATEMENT
3. Malthouse SN147DG Photographs
4. Malthouse SN147DG Site Location Plan
5. Malthouse SN147DG South Elevation Existing
6. Malthouse SN147DG South Elevation Proposed
7. Malthouse SN147DG J5053 - 01 - Windows And Door Elevations
8. Malthouse SN147DG J5053 - 02 - Windows 1 And 3 Sections
9. Malthouse SN147DG J5053 - 03 - Window 2 Sections
10. Malthouse SN147DG J5053 - 04 - Door set Sections

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Modern 1980s single-glazed softwood timber with blistering white paint

Proposed materials and finishes:

FSC Sapele hardwood frames, 24 mm Pilkington K S argon-filled double glazing with a U-value of 1.4 W/m²K, factory-applied microporous white paint, and traditional brass hardware

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

See attachments

1. Malthouse SN147DG HERITAGE STATEMENT
2. Malthouse SN147DG TECHNICAL STATEMENT
3. Malthouse SN147DG Photographs
4. Malthouse SN147DG Site Location Plan
5. Malthouse SN147DG South Elevation Existing
6. Malthouse SN147DG South Elevation Proposed
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10. Malthouse SN147DG J5053 - 04 - Door set Sections

Neighbour and Community Consultation

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

- ☐ Yes
- ☒ No

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/2026/01448

19/08/2026

Details of the pre-application advice received

Mr Bentham-Hill suggested that the system was in the process of change and we should rewrite our draft application according to the new government guidelines NPPF and double check our proposal with the Historic England website. He pointed out that our plans should be to scale and documents should be separated. We agreed we should go straight to application, once we had made these changes, using the Planning Portal.

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

Mr

First Name

Richard

Surname

Osborne

Declaration Date

04/09/2026

☒ 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

Richard Osborne

Date

06/09/2026