



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/02218

Decision Date: 25/09/2026

Applicant:	Dr & Mrs Andreou Little Court , Upper South Wraxall, Wiltshire, BA15 2SE
Particulars of Development:	Internal and external alterations including extensions
At:	Little Court, 47-49, Upper South Wraxall, Bradford On Avon, BA15 2SE

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:

Location Plan – received 11/03/2026

Proposed Block Plan – dwrg no. 255-PP-21 – received 01/04/2026

Existing Floor Plans – dwrg no. SMH/26/15/14-03a – received 31/03/2026

Proposed Ground and First Floor Plans – dwrg no. 255-PP02 rev B – received 16/06/2026

Existing Elevations – dwrg no. SMH/26/15/14-04a – received 31/03/2026

Proposed North West and North East Elevations – dwrg no. 255-PP11 – received 16/06/2026

Proposed South East Elevations – dwrg no. SMH/26/15/14-03a – received 31/03/2026

Flood Risk Assessment – received 02/04/2026

Drainage Plan – received 11/03/2026

Bat and Bird Survey – received 11/03/2026

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

- 3** Notwithstanding the approved drawings, no works above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section);

(iii) Full details of proposed lantern;

(iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

(v) Large scale details of proposed eaves and verges and tying in (1:5 section);

(iv) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

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).