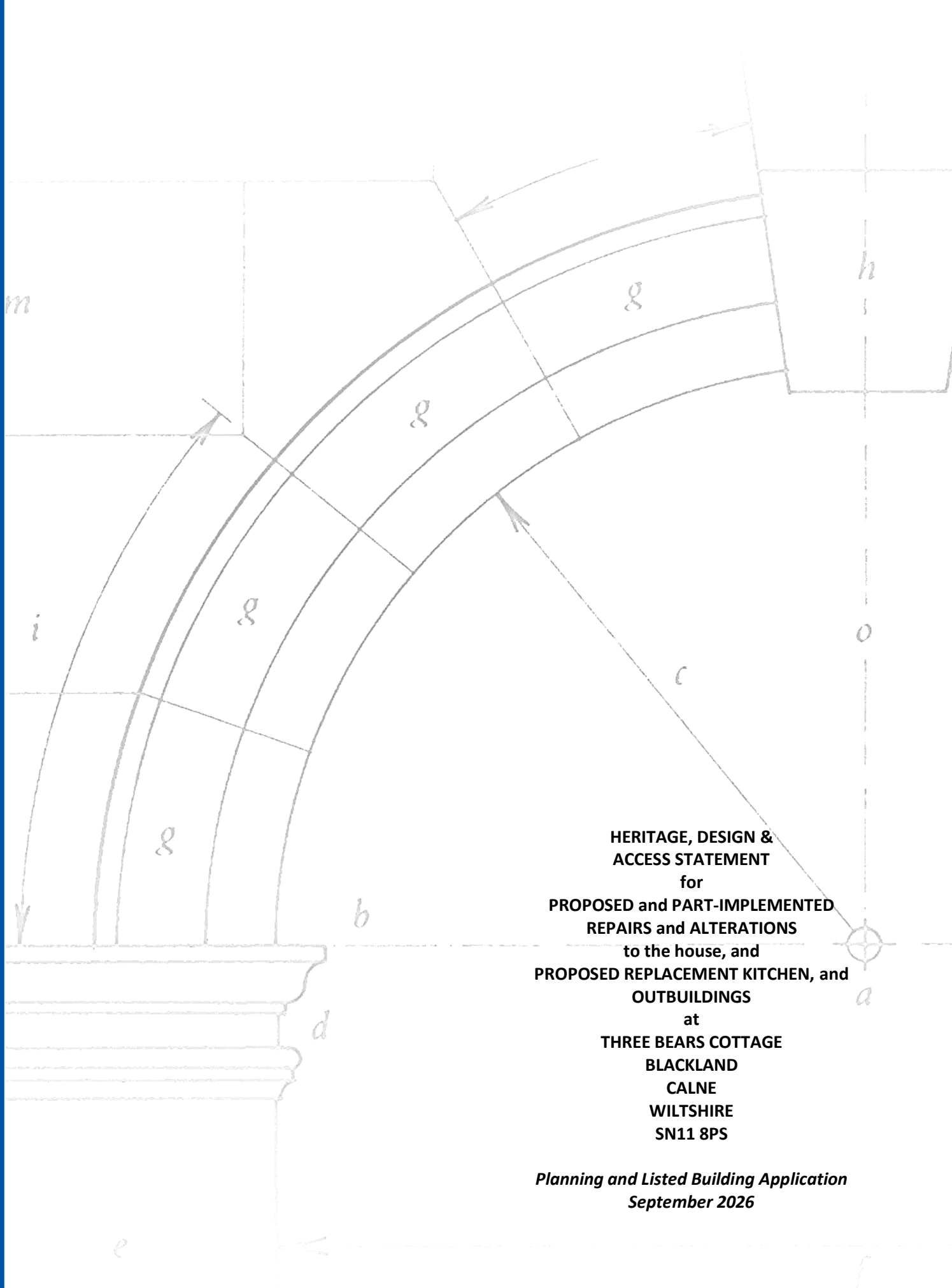




**HERITAGE, DESIGN &
ACCESS STATEMENT
for
PROPOSED and PART-IMPLEMENTED
REPAIRS and ALTERATIONS
to the house, and
PROPOSED REPLACEMENT KITCHEN, and
OUTBUILDINGS
at
THREE BEARS COTTAGE
BLACKLAND
CALNE
WILTSHIRE
SN11 8PS**

***Planning and Listed Building Application
September 2026***

PROJECT	–	Proposed and part-implemented repairs and alterations to the house, and proposed replacement kitchen and outbuildings and repairs to storage barn and poolside surround.
JOB NO	–	2203
DATE	–	September 2026
PURPOSE	–	Householder Planning and Listed Building Consent
REV	–	

Chedburn Codd
 Glove Factory Studios
 1 Brook Lane
 Holt
 Bradford on Avon
 BA14 6RL

Email – chedburn@chedburn.com
 Tel no – 01225 859999

Contact Details:**Applicants:**

Ms Sara de Neut
Three Bears Cottage
Blackland
Calne
Wiltshire
SN11 8PS

Site:

Three Bears Cottage
Blackland
Calne
Wiltshire
SN11 8PS

Tel no - 07794500778

Agents:

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1 Brook Lane
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Documents Attached:

The following drawings are provided as part of the application:

2203/01	Location and Site Plans	scales 1:1250 and 1:500 at A3
2203/02A	Cottage Plans and Sections as Existing	scale 1:50 at A1
2203/03A	Cottage Elevations as Existing	scale 1:50 at A1
2203/10A	Cottage Plans and Sections as Proposed	scale 1:50 at A1
2203/11A	Cottage Elevations as Proposed	scale 1:50 at A1
2203/12	Site Plan as Existing – whole house	scale 1:200 at A3
2203/13	Site Plan as Proposed – whole house	scale 1:200 at A3
2203/14	Outbuildings GF Plan as Existing	scale 1:50 at A1
2203/15	Outbuildings Roof Plan as Existing	scale 1:50 at A1
2203/16	Outbuildings S and E Elevs as Existing	scale 1:50 at A1
2203/17	Outbuildings W and N Elevs as Existing	scale 1:50 at A1
2203/18	Outbuildings GF Plan as Proposed	scale 1:50 at A1
2203/19	Outbuildings Roof Plan as Proposed	scale 1:50 at A1
2203/29	Outbuildings S and E Elevs as Proposed	scale 1:50 at A1
2203/30	Outbuildings W and N Elevs as Proposed	scale 1:50 at A1
2203/31	Outbuildings External Joinery Details	scale various at A1

Introduction:

Three Bears Cottage is a Grade II Listed Building located in Blackland, near Calne in Wiltshire, just within the northern boundary of the North Wessex Downs National

Landscape (Area of Outstanding Natural Beauty). It was listed on the National Heritage List for England in 1986 and was known as 'Blacklands Thatch' [NHLE: 1253101] (refer to Appendix 1 for full listing description).

The 2-storey cottage with attic rooms is dated from the 18th Century with painted render exterior, thatched roof and brick chimney end stacks. There is a single storey lean-to at the east end, and a single storey pitched roof kitchen extension to the west end of the cottage. To the south there is a run of outbuildings and a stone and brick storage barn with gardens to the south and the north of the house before the road.

The Building and its Environment:

To the south of the building is the Blackland Woods and North Wiltshire Golf Course. To the west, Blackland Lakes and the north, Blackland House. There is also a limited number of other residential properties surrounding Three Bears Cottage with the main grouping of buildings being to the west and the east.

To the south side of the cottage is a gravelled driveway with parking, and a series of outbuildings used for storage and garage facilities as well as an outdoor pool with adjoining barn used for storage. To the north is a lawn and the drive from the main road.

The cottage has been altered over the years prior to the current owner's purchase, with rebuilt extensions to the east and west elevations as well as the conversion of the loft space into bedrooms.

The cottage is generally constructed of masonry walls and a thatched roof. To the east, the building steps down in height from 2 storeys plus attic room, to 2 and then 1 storey kitchen extension. The single storey part of the building has a tiled roof with pvc gutters and downpipes. To the east elevation there is a relatively modern lean-to with slate roof and pvc gutters and downpipes. The kitchen extension to the west of the cottage is of modern construction with a tiled pitched roof. The walls have a white render finish to the outside with single glazed painted timber casement windows.

Project:

The project is split into two areas of work: firstly, the conservation repairs and minor alterations to the existing cottage itself, and secondly, the proposal to replace the existing kitchen and outbuildings with new facilities and repairs to the poolside barn.

1. Proposed and part-implemented internal repairs and alterations to the cottage:

- floor and wall finishes, fireplace openings, internal window sills, ceilings and extract ventilation.
- retrospective permission for work underway to remove failed cork-based plaster at low level on ground floor external walls, and the introduction of ventilated dado panelling.

- alterations to internal layouts within bathrooms and the installation of passive and active vents.

2. *Proposed replacement of existing kitchen and outbuildings:*

- proposed demolition of the existing kitchen extension and replacement with a new kitchen with glass link to the cottage
- proposed demolition of the existing outbuildings and replacement with new outbuildings utilising similar footprint
- the refurbishment of the poolside barn and new roof to match other outbuildings
- improved energy provision and thermal fabric in all new elements
- the widening of a doorway from the study lean-to at the east end of the cottage, into the garden

Background:

On behalf of the owner, Ms Sara de Neut, we, as conservation architects, previously sought pre-application advice for proposed and part-implemented repairs and alterations to the existing cottage in February 2023. (ref ENQ/2023/00389). We were then able to meet the Senior Conservation Officer allocated to the project, Mr Guy Bentham-Hill, on site on 19th May 2023 to discuss the proposals in detail, and resolve any queries raised. Discussions expanded to the consideration of longer-term plans for the cottage and outbuildings to best suit current and future use whilst conserving the historical aspects of the cottage itself. Mr Bentham-Hill encouraged Ms de Neut to explore necessary repairs and more comprehensive alterations and incorporate these into the pre-application stage, with the aim that the resulting Planning and Listed Building Application will encompass the complete project.

Summary of pre-app advice given about work relating to the renovation of the cottage agreed as part of pre-app: ENQ/2023/00389 (taken from letter sent by Chedburn Codd on 23rd May 2023 ref 2203/B1/CY to Mr Bentham-Hill as a record of discussions had):

1. Ground Floor fabric alterations deemed by the Conservation Officer as acceptable alterations which would likely receive Listed Building Consent:
 - Installation of passive and active ventilation
 - Floors refurbishments
 - Internal wall finish repairs to include the replacement of non-historic gypsum plaster with suitable hot lime plaster and breathable paint as required, and the introduction of dado panneling.
 - Fireplace and lintel alterations
 - Window lintel repairs and replacements
 - Removable internal secondary glazing proposals

There was some reservation over the treatment of the ceilings at ground floor level where modern textured plasterboard had been removed to reveal marks relating to historic lathe and plaster ceilings. The preference would be to reinstate such ceilings but this reduces head height further. The consensus was that a new ceiling should be prioritised for the principal reception room (RM5) instead of the Dining Room (RM2) which is more likely to have had a more informal agricultural origin.

2. First and second floors fabric alterations deemed by the Conservation Officer as acceptable alterations which would likely receive Listed Building Consent:
 - Bathroom alterations and ventilation
 - Internal wall finish repairs to include the replacement of non-historic gypsum plaster with suitable hot lime plaster and breathable paint as required.

It was suggested that a similar dado panelled boxing to ground floor rooms, would be suitable at lower level on the west gable wall of Bedroom RM10, to reduce moisture retention in this location.
3. At a later site meeting at another listed building in Wiltshire with Mr George Chedburn, Mr Bentham-Hill informally confirmed that the like-for-like renewal of the thatch on the main cottage building will not require planning permission, so this element will go ahead but not be included in the full Planning and Listed Building Application.

There was general encouragement to consider how to improve the facilities of the cottage to suit the needs of the 21st Century, keeping in mind important planning considerations to protect historic features. We therefore developed proposals for a wider plan integrating the cottage with a new kitchen and entrance hall and maximising the underused potential of the existing outbuildings, but restricting new development to existing outbuilding footprints, and infills between these and the house. This approach justifies the level and character of the new development to the west of the main house, and separates the new from the old visually to enhance the historic nature of the listed cottage itself.

Statement of Need:

1. *Proposed and Part-implemented internal repairs and alterations to the cottage:*
 - Decrease moisture levels within the cottage which is causing deterioration to historic fabric.
 - Approval for replacing pre-existing inappropriate flooring finishes such as carpet and wood block, which are causing dampness.
 - Approval for measures taken to reduce moisture levels in the walls at ground floor level caused by high water levels, poor drainage, and cork-based insulated plaster applied relatively recently.
 - Approval for removal of pre-existing dated textured plasterboard ceilings and fake beams.
 - Approval for re-opening of fireplaces to original size and approval for reinstating lintels and hearths with materials to suit historic cottage.
 - Renewal of aging bathroom fittings.
 - Approval for renovation of internal and external window joinery to be finished with environmentally-friendly paint.
2. *Proposed replacement of existing kitchen and outbuildings:*
 - Provide a more spacious kitchen with dining space, to suit the overall size of the house.
 - Provide a welcoming and sheltered entrance door with inner hallway to receive guests and deal with boots and dogs etc. to the south of the kitchen.
 - Maximise the potential space within the footprint of the existing underused and failing outbuildings for a variety of purposes – storage, utility, workshop, WC and cloak room near front entrance, and a link to the garden with improved security.
 - Refurbishment of poolside and associated facilities including WC and changing room, renew paving and provide pergola for shade. Rotate and refit sauna and shower within storage barn, fit shelves for efficient and dry storage purposes.

- Introduce methods to generate sustainable power for the house.

Layout and Accessibility:

1. *Proposed and Part-implemented internal repairs and alterations to the cottage:*
 - Improved layout of existing bathroom facilities within the cottage itself - to suit accessibility.
2. *Proposed replacement of existing kitchen and outbuildings:*
 - Improved flow between the entrance hall, new kitchen, utility, WC, rear enclosed garden and workshop has been designed into the layout.
 - New entrance door with porch be clearly visible and welcoming to visitors and for deliveries.
 - New inner hallway created to be functional for day to day use in this countryside environment with space for coats, muddy boots and dogs etc.
 - The new entrance will be easily accessed from the parking area, and will provide the owner with a level of privacy and security not currently achievable with the existing cramped door leading straight into the kitchen.
 - The new hall and kitchen will be level throughout as the current steps and low head height down into the kitchen and back up into the main house are not accessible to all.
 - The proposal to enlarge the doorway from the study in the lean-to at the far west end of the cottage, providing glazed double doors into the garden, improves circulation here.
 - The replacement run of outbuildings will be refurbished and fully insulated towards the north end to house a convenient WC, utility and workshop all accessed from the entrance hall which also gives controlled access out to the private rear garden of the cottage.
 - The outbuilding running north to south will be altered to improve the flow between the garden, the garaging and the poolside and storage barn to the south.
 - A traditional timber pergola has been shown adjacent to the poolside barn to improve shade and shelter when using the outdoor spaces.

Form and elevations:

We worked closely with the client and the conservation officer to compile an extensive options appraisal exploring various roof forms and arrangements to best suit this project. It was important to balance the requirements of the new facilities with the placement of the replacement outbuildings in relation to the historic cottage itself. The response following the pre-application was to replace the failing outbuildings completely but to keep a ridge line running from north to south encompassing the new kitchen extension. This ensures that the overall form of the new outbuildings remains subservient to the main cottage.

- The new kitchen is based upon the location and footprint of the existing kitchen, with an increase in size to the full width of the cottage, and a projection to the west.
- A lightweight glazed link to separate the new kitchen from the existing cottage to allow the historic building to be distinguishable from the new intervention.
- New pitched roof to the kitchen running north to south to echo the form of the existing outbuildings, but with a higher ridge, leaving a clear distinction between this and the historic thatched cottage. The existing first floor west gable window of the cottage retains its view and natural light.

- The traditional appearance of the new oak framed timber clad elevations links the new development well with the existing agricultural character of the buildings seen locally in this rural environment.

Materials and context:

Careful choice of palette of materials to complement existing fabric seen on the premises, including:

- Rubble stone and brick repairs to replace concrete blocks within the storage barn gable walls, with lime-based mortar to suit.
- Natural stone paving around the poolside to replace cracked concrete, disintegrating brick surfaces and awkward changes in level.
- Traditional modular oak framed structure to replace the metal roof framing and concrete column and walls of the outbuildings
- Horizontal timber cladding tying together the replacement outbuildings and the new kitchen, in the style of the rural barns in the area.
- Natural rubble stone plinths to new kitchen extension to distinguish the new entrance and kitchen as a link to the main house, and to link visually with the rubble stone seen within the storage barn to the south of the run of outbuildings.
- Traditional timber framed casement windows and vertical boarded solid timber doors all designed to suit the traditional joinery on the existing cottage.
- Conservation style rooflights specified for the new pitched roof to the kitchen, outbuildings and storage barn.
- Natural slate roof covering to new elements replacing the corrugated asbestos sheet roofing to the outbuildings, to match the relatively modern lean to at the far east of the cottage.
- Painted metal rainwater goods to suit the traditional aesthetic.

Conservation-led repairs:

1. Proposed and Part-implemented internal repairs and alterations to the cottage:

- See itemised list below for individual room repairs within the cottage.

2. Proposed replacement of existing kitchen and outbuildings: Refer to Appendix 3 – photos of outbuildings in current state

- Removal of the existing concrete blocks in the storage barn gable ends adjacent to the pool and replacement with reclaimed bricks.
- Repointing the brick and stone of the storage barn with lime-based mortar.
- Install two new timber lintels to the existing high level gable windows to the storage barn, and replace ageing metal framed windows with timber framed windows.
- Replace existing asbestos sheet roofing with new slate covering and structural improvements/replacement trusses as required.
- Replace existing plastic rooflights on storage barn with conservation-style roof lights.

List of alterations and repairs by room within the cottage (Refer to drawings 2203_10 and 2203_11 for room numbers on plans and refer to Appendix 2 Photographs for figs 1-24)

Ground Floor

RM1 Kitchen

Ventilation- new active extraction unit fitted through west wall at high level.

RM2 Dining Room (see figs 1, 2, 3, 4, 17 and 18))

Floor – Reclaimed oak and elm to replace wood block floor laid on concrete.

Walls – Cork-based insulating plaster at low level removed and replaced with painted dado boarding with ventilation grilles at skirting level. West wall gypsum plaster removed and stone left exposed.

Ceiling – modern plasterboard and textured plaster ceiling removed to leave timber joists and beams exposed, with new lime plaster finish between joists.

Windows – oak replacement window boards to W10 and W3, and new oak lintel to W10 to replace rotten lintel.

Fireplace – new stone lintel to fireplace and new Bath stone hearth

RM3 Hallway (see figs 5 and 6)

Floor – Blue Lias floor tiles to replace carpet laid on concrete

Walls – failing cork-based insulating lime plaster to be removed and replaced by traditional hot lime plaster

Ceiling – modern plasterboard and textured plaster ceiling removed to leave joists and beams exposed with lime plaster finish between joists

Alcove – Modern boarding removed and original oak lintel left exposed over alcove (running into adjacent WC). New Bath stone hearth fitted.

RM4 WC (see figs 7 and 8)

Floor – Blue Lias floor tiles to replace carpet laid over existing concrete

Walls – Cork-based insulating plaster at low level removed and replaced with painted dado boarding with ventilation grilles at skirting.

Window – oak replacement window board to W9

Ventilation- new passive extract unit fitted in wall

RM5 Living Room (see figs 9 and 10)

Floor – Reclaimed oak and elm floorboards to replace carpet laid on concrete

Walls – Cork-based plaster at low level removed and replaced with painted dado boarding with ventilation grilles at skirting.

Ceiling – modern plasterboard and textured plaster ceiling removed to leave floor joists and beams exposed. Structural repair to ceiling above fireplace.

Fireplace – Modern boarding removed and fireplace re-opened and to be finished with hot lime plaster. New Bath stone hearth inserted. Hearth stone sourced from Box Ground or Combe Down with grey veining to match photos of original hearth Multi fuel stove inserted in place of open fire.

RM6 Study (see figs 11 and 12)

Floor – Stone floor tiles to replace carpet laid over existing concrete

Walls – No change

Window – oak replacement window boards to W6 and W7

First Floor

RM7 First Floor Landing

- Floor – no change
- Walls – failing cork-based insulating lime plaster to be removed and replaced by traditional hot lime plaster
- Ceiling – Modern plasterboard removed to reveal joists and beams
- Windows – oak replacement window boards to W12 and W15

RM8 Bedroom 3 (see figs 13, 14 and 15)

- Floor – no change
- Walls – failing cork-based insulating lime plaster to be removed and replaced by traditional hot lime plaster
- Ceiling – modern plasterboard and textured plaster ceiling removed to leave joists and beams exposed.
- Windows – oak replacement window boards to W13 and W14
- Fireplace – Modern boarding removed and fireplace re-opened and finished with hot lime plaster.

RM9 Bathroom (see figs 19 and 20)

- Floor – existing boarding retained and supplemented with more to match existing around new bathroom fittings and services.
- Walls – failing cork-based insulating lime plaster removed and to be replaced by traditional hot lime plaster
- Ceiling – modern plasterboard and textured plaster ceiling removed to leave floor joists and beams exposed.
- Windows – replacement oak lintel and window board to W16
- Fireplace – chimney breast repaired and left exposed and finished with hot lime plaster.
- Fittings- existing bathroom fittings and services removed and to be replaced with new WC, basing, compact bath and shower tray and screen. New soil pipe inserted in south wall under window
- Ventilation- New active extraction unit proposed through south wall at high level.

RM10 Bedroom 4 (see fig 16)

- Walls – failing gypsum plaster to be removed and replaced by traditional hot lime plaster on west gable wall only.
- Roof structure- Repairs to timber collar of truss

RM11 Ensuite Shower Room (see figs 21 and 22)

- Floor – new natural stone tiles laid over existing timber floor
- Walls – no change
- Ceiling – modern plasterboard and textured plaster ceiling removed to leave joists and beams exposed.
- Fireplace – brick chimney breast exposed and repointed
- Fittings- existing bathroom fittings and services replaced with new WC, basing, and shower tray and screen. Shower position relocated from in front of chimney breast to be in north west corner against an internal wall to improve ventilation, and door to ensuite moved towards chimney breast.
- Ventilation- new active extraction unit fitted through south wall at high level.

Second Floor

RM12 Second Floor Landing

Floor – no change
Walls – failing cork-based insulating lime plaster to be removed and replaced by traditional hot lime plaster
Ceiling – no change

RM13 Bedroom 1

Floor – no change
Walls – no change
Ceiling – no change
Ventilation- New passive ventilator inserted at high level in east gable wall.

RM14 Bedroom 2

Floor – no change
Walls – no change
Ceiling – no change
Ventilation- New passive ventilator inserted at high level in west gable wall.

Other Works:

Chimney (see figs 23 and 24)

Chimneys extended by approx. 7 courses of brick to match existing, with cowls fitted to new chimney pots to both brick stacks, all to conform with Building Regulations.

Secondary Glazing

Proposed for all windows. Fine line profile without divisions, and to be completely removeable for warmer months.

External doors and window frames

Proposal to strip and repaint all external woodwork with linseed oil paint in a neutral heritage colour (final colour tbc).

Specification: Pure Linseed Oil Paint which is a traditional solvent free oil paint giving a hard wearing natural gloss finish or Linseed Oil Emulsion which is a unique water based emulsified linseed oil paint giving a hard wearing flat matt finish. Linseed oil paint has been chosen to be both environmentally friendly and breathable which is a better choice to maximise longevity of the timber itself. This is in line with the 'whole house' approach to improving breathability of this historic building.

Example of supplier:

<https://www.ingilby.co.uk/shop/Pure-Linseed-Oil-Paint-Solvent-free-linseed-oil-paint-p100651673>

Sustainability and Power:

There is a strong desire to introduce at least one source of renewable energy to improve efficiency and sustainability for the future. Solar PV panels are proposed to maximise the potential of the roof of the outbuildings – preferably integrated tiles to minimise visual impact. Further specialist advice is being sought to fine-tune the most suitable system to serve the cottage.

The new outbuildings and kitchen will be insulated to meet latest standards set out by the Building Regulations, to ensure maximum conservation of heat energy in colder weather, and to provide

insulation against extreme heat in warmer months. The proposed timber structure and cladding will be specified to be procured from sustainable sources.

The owner proposes to fit an electrical vehicle charging point for her car within the covered garage space of the outbuilding, and we understand that following discussions with the energy supplier, there is a necessity to upgrade the overall supply to the premises to ensure it can continue to meet all demands. This would most likely mean an additional overhead power line to bring improved supply to the outbuilding.

Impact on Biodiversity:

We are keen to demonstrate that the proposals have been designed to minimise any adverse effect on protected species and/or their habitats. A Bat Emergence & Bird Survey Assessment has been carried out with the proposals in mind, and is attached to this submission (please refer to Appendix 4 Ecology Survey). The building inspection and bat emergence surveys conclude that although bats were recorded within the site, the buildings on site are not bat roosts and the structures do not currently contain breeding birds and are therefore not legally protected or constrained in relation to the proposed works on site.

The proposals for the new buildings to replace the existing kitchen and outbuildings, are based on very similar footprints to avoid disturbing surrounding environment any more than necessary.

We will take the ecologist's advice to limit lux levels and put any new security lighting on short duration motion sensors to limit any impact on surrounding wildlife.

The ecologist noted that the site boundaries to the west and the south are important foraging zones, and we are not impacting these areas with the proposed works.

The ecologist has also included a list of recommendations to be followed during design and construction of the new buildings which will be passed on to the contractor to adhere to during the work.

Over the last few years, Ms de Neut has completely redesigned both back and front gardens, making every effort to restore and plant new native species of hedges and trees to encourage greater biodiversity and foraging areas for bats and birds. These will not be lost or disturbed by the new proposals.

The Impact on the Significance of the Listed Building:

The existing kitchen is constructed from modern blockwork, with external render and internal gypsum plaster to the walls, with a tiled pitched roof with a central ridgeline running east to west. The roof pitch is noticeably shallower here, with low eaves and small windows. It is clearly a later addition to the main cottage and the conservation officer is in agreement that there are no distinguishing historical features evident.

The outbuildings are typical agricultural storage and livestock barns which have been altered over the years and are showing signs of deterioration. The Planning Officer responding to the pre-application for the new kitchen and outbuildings (ENQ/2024/01646), agrees in his written report, that the existing barn is evidently of low value and replacement is likely to be the most economical solution when proposing new facilities. He also states that this replacement presents an opportunity

to shift the position of the structure and allow a more sensitive and spacious spatial relationship with the listed building.

Summary:

Three Bears Cottage has been carefully maintained by the owner over the last few years with a thoroughly considered conservation-led approach to restoring the historic character and unique features of this listed building.

Ms de Neut is eager to continue appropriate renovations to create a sustainable and comfortable home by maximising the potential of the existing building footprint and improving energy efficiency whilst ensuring the historic nature of the cottage is retained and enhanced for future generations.

We have responded to the National Planning Policy Framework paragraph 213 to provide clear justification for any harm proposed to heritage assets such as this unique listed cottage and its wider setting. (This policy and other heritage provisions are now part of a new policy framework restructured in 2026 with further emphasis on energy efficiency and sustainable developments).

The 'whole house' approach taken here is important to balance the perceived planning gains alongside any considered harm to the historic building. This holistic methodology includes a strategy to provide space for contemporary facilities and improved layout considered suitable for this overall size of house and modern way of life, whilst minimising harm to the important historical characteristics of Three Bears Cottage. For example, repair and alterations to the cottage are minimal and are designed to aid the breathability of the structure rather than against it such as the passive ventilation and re-application of render, and the new kitchen extension will be linked to the cottage by a lightweight glass link to separate the new from the old.

These proposals have been drawn together to ensure that the benefit to the public far outweighs any harm to the important part of the listed building which is the cottage itself. The external alterations are largely limited to the deteriorating outbuildings and relatively modern kitchen extension which, as they stand, are beyond their useful lifespan and are of little architectural merit. The proposals for the cottage repairs, and the proposals for the kitchen and outbuilding replacements were both submitted for pre-application planning advice and we have responded to the recommendations given by the conservation officer in order to decide upon the best internal layout and external form to suit the client's needs and building setting.

We are therefore submitting this comprehensive Planning and Listed Building Application to seek approval for some repairs already completed, and also the most appropriate way forward to complete refurbishment of the cottage, create a new kitchen, provide welcoming yet secure entrance and utility facilities, and maintain the existing overall character of the home for the owner and for generations to come.

Planning History:

ENQ/2024/01646 Three Bears Cottage, Blackland, Calne, Wiltshire SN11 8PS
13th November 2024

Pre-application advice for proposal to replace kitchen extension with new, together with refurbishment and alterations to existing outbuildings and the provision of a new entrance hall to the home.

ENQ/2023/00389 Three Bears Cottage, Blackland, Calne, Wiltshire SN11 8PS

May 2023

Pre-application advice for proposed and part-implemented internal repairs and alterations.

Listed Building Consent N/06/01714/LBC

27th June 2006

Proposal: Re-render gable wall of cottage

Listed Building Consent N/07/02205/LBC

28th August 2007

Proposal: Internal and External Alterations to Form Roof Space

(Informal Pre-Application Advice)

January 2012

Proposal: Replacement of Existing Windows with Timber Windows and Replacement of Existing Cement Render with Lime Mortar

Listed Building Consent N/12/01110/LBC

16th April 2012

Proposal: Replacement of Existing Windows with Timber Windows and Replacement of Existing Cement Render with Lime Mortar

Case Office: Caroline Ridgwell

Building Control:

Full Building Regulations BR/N/08/00163/FP

Completed: 14th Nov 2008

Works: Roof Conversion

Building Regulations BR/N/08/09599/CPS

Completed: 2nd May 2008

Works: NICEIC record for Dwelling house, New consumer unit, One or more new circuits, Lighting circuit, Ring/ radial power circuit

Building Regulations BR/N/08/10769/CPS

Completed: 26th June 2008

Works: ELECSA record for Fire/ security/ environmental control system, Building extension or conservatory, Lighting circuit, Building extension or conservatory, One or more new circuits, Building extension or conservatory, Ring/ radial power circuit, Building extension or conservatory

Building Regulations BR/16/61550/NICEIC

Completed: 22nd Nov 2012

Works: Circuit alteration or addition in kitchen/ special location

Lighting/Power outdoors

SUPPORTING INFORMATION

Appendix 1:

Official List Entry for Three Bears Cottage

Appendix 2:

Current Photographs of Three Bears Cottage

Appendix 3:

Current Photographs of Outbuildings

Appendix 4:

Ecology Report by Alder Ecology UK Ltd

Appendix 5:

Flood Map – Environment Agency