

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/01015

Decision Date: 08/10/2026

Applicant:	D Rana 92 South End Road, Andover, SP10 2DT
Particulars of Development:	Proposal involves fitting out the interior to suit a new restaurant. In addition to flooring and wall finishes, there will be a commercial kitchen and bar, air conditioning as well as lighting.
At:	30 High Street, Marlborough, SN8 1LW

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 (dated 13/02/2026)
- CW-0336-210, Rev 02, Proposed Plans and Elevations
- CW-0336-211, Rev 00, Shopfront
- DAS and Heritage Statement
- Fan Data Sheet - ZAP 400-41 Plate Axial fan
- Data Sheet A90G - Installation Instructions

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

- 3** Notwithstanding the details hereby approved, no works to the first-floor raised flooring system shall commence until details of the method of fixing the proposed timber packers, overlay system and floor finish have been submitted to and approved in writing by the Local Planning Authority.

The details shall demonstrate that the historic timber floorboards are retained in situ and that the proposed system does not involve direct fixing, gluing or any other method which would result in unnecessary harm to the historic fabric unless otherwise first approved in writing by the Local Planning Authority.

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

REASON: To safeguard the special architectural and historic interest of the Grade II listed building by ensuring the retention and protection of historic fabric in accordance with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy MARL9 of the Marlborough Area Neighbourhood Plan and the heritage policies of the NPPF.

Informative

4 Informative - Signage and Advertisement Consent

This consent relates only to the signage details shown on the approved drawings. Any subsequent alterations to signage may require separate Listed Building Consent and/or Advertisement Consent and should be discussed with the Local Planning Authority prior to installation.

Informative

5 Informative - Separate Planning Permission Required

This Listed Building Consent does not grant planning permission. The authorised works require planning permission under the Town and Country Planning Act 1990. No works that require planning permission should be undertaken unless and until the necessary planning permission has been granted. Where planning permission and listed building consent are both required, both consents must be in place before the relevant works commence.

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).