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

Wiltshire Council

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 Cross Keys

Address Line 1

A30 Junction With High Street Fovant Northeast To East Farm Bungalows Fovant

Address Line 2

Address Line 3

Wiltshire

Town/city

Fovant

Postcode

SP3 5JH

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

Easting (x)

400673

Northing (y)

128522

Description

Applicant Details

Name/Company

Title

MR

First name

JONATHAN

Surname

REILLY

Company Name

Address

Address line 1

MERIDEN,

Address line 2

PARK ROAD

Address line 3

Town/City

TISBURY

County

Country

GB

Postcode

SP3 6LF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

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

The Cross Keys, Fovant, requires significant improvements to ensure its longevity. Little has been done to the property for 20+ years and the result is a building that needs immediate consolidation. Currently there is internal spray foam insulation in the loft space between the rafters which will damage the timbers over time and loose dangerous slates are allowing water ingress. We would like to re-slate the roof to include new felt and battens as the current is not fit for purpose and in turn remove the spray foam insulation. We seek to consolidate the external walls and existing chimney using lime mortar. New windows and doors are also required as these are beyond repair. Internally on the ground floor we would would like to incorporate a damp proof membrane, use stud timbers to outline 3 beds and store space and incorporate a stair case for access to the 1st floor.

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).

Attached to this application is a design and access statement detailing our proposals. This incudes photographs and descriptions.
Also attached are the plans and elevations showing the existing structure and layout and our proposals.

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:
External walls

Existing materials and finishes:
Stone wall needing consolidation and in places new mortar.

Proposed materials and finishes:
Lime mortar to be used

Type:
Roof covering

Existing materials and finishes:
Slate roof needing to be replaced as there is water ingress and the slates are degraded and in a poor condition. The slates are a mixture of size, colour, age and weathering.

Proposed materials and finishes:
New slate roof with associated felt and batten to ensure the building is water tight

Type:
Chimney

Existing materials and finishes:
Brick chimney needing repair.

Proposed materials and finishes:
New Mortar required and an addition of a chimney pot to be added

Type:
Windows

Existing materials and finishes:
A mixture of metal and soft wood windows are on the building. These offer poor insulation and acoustic properties.

Proposed materials and finishes:
New windows and doors are proposed see design and access statement.

Type:
External doors

Existing materials and finishes:
Sealed soft wood door to the front elevation. Soft wood door to the rear ground floor. Soft wood poor quality double doors to the 1st floor

Proposed materials and finishes:
Replacement of the front elevation arched opening in to a window and replacement of ground floor window. Replacement of the rear ground and 1st floor doors and windows Replacement of the side elevation modern door in to the window We propose using aluminium windows for its low maintenance, secure and thermal/acoustic properties .

Type:
Ceilings

Existing materials and finishes:
All ceilings to be remain. A small area on the ground floor ceiling will be removed to add in a news staircase to access the 1st floor.

Proposed materials and finishes:
See design and access statement

Type:
Internal walls

Existing materials and finishes:
Bare stone ground floor walls Plastered and painted 1st Floor walls

Proposed materials and finishes:
A damp proof membrane needs to be added to the ground floor and this will extend part way up the ground floor walls. We propose to then insulate the walls and batten ready to fit new plasterboard. This will hide electric wiring and water pipes. The first floor remains the same without change.

Type:
Floors

Existing materials and finishes:
Ground floor - tiled without waterproof membrane First floor - boarded

Proposed materials and finishes:
A new wooden floor is proposed to the ground floor above a new water proof membrane Wooden floor to sit on top of the existing boarded floor on the 1st floor.

Type:
Internal doors

Existing materials and finishes:
Wooden doors used throughout

Proposed materials and finishes:
New wooden doors to be used

Type:
Rainwater goods

Existing materials and finishes:
Black UPVC rainwater goods used

Proposed materials and finishes:
Repair and replacement 'like for like' to be used.

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

- [x] Yes
- [ ] No

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

Design and Access statement
Plans showing existing and proposed elevations
Plans showing existing and proposed internal layout

Neighbour and Community Consultation

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

- [x] Yes
- [ ] No

If Yes, please provide details

Spoken with our neighbours at Cross Keys Cottage, Cross Keys House and Foragers Barn.

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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
- [x] 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?

- [x] Yes
- [ ] No

E.g. All the land is owned by a single individual who is the applicant; or multiple individuals who are all listed as applicants.
Answer 'No' if any of the land has any owner who is not an applicant.

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

- [x] The Applicant
- [ ] The Agent

Title

MR

First Name

JONATHAN

Surname

REILLY

Declaration Date

17/11/2026

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

JONATHAN REILLY

Date

17/11/2026