

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

NOTIFICATION OF Listed Building Consent

Application Reference Number: 19/10076/LBC

Agent Robert Neave Ltd Suddon Cottages 1 Dancing Lane Wincanton Somerset BA9 9DF	Applicant Mr Phillip Aylward 63 Martins Lane Keevil Wiltshire BA14 6NA
Particulars of Development: - Demolition of brickwork to gable end chimney stack, rebuilding of stack with increased height. Fitting of traditional log burner in fireplace.	
At: 63 Martins Lane, Keevil, Wiltshire, BA14 6NA	

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:-

Subject to the following conditions:

- 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 not be carried out except in complete accordance with the details shown on the submitted plans:

Application Forms, Design and Access Statement, Site and Location Plan, Existing Elevations, Proposed Elevations received on 8th November 2019

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

- 3 The bricks to be used in the construction of the external surfaces of the rebuilt chimney hereby permitted shall match in material, colour, texture, jointing, coursing and pointing those used in the adjacent part of the existing building.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 4 Within six months of the rebuilding of the chimney being carried out, all adjoining surfaces which have been disturbed by the works (including brickwork, plaster and timbers) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Signed

Sam Fox

Director Economic Development & Planning

Dated: 06 January 2020

Town and Country Planning Act 1990

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). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.