Wiltshire Council

The Town and Country Planning Act 1990

Application Reference Number: PL/2023/05781

Decision Date: 28 July 2023

Applicant:	Gaiger Bros Ltd Kennet House, Northgate Street, Devizes, Wiltshire, SN10 1JT
Particulars of Development:	Discharge of conditions 3, 4, & 5 of planning application PL/2023/01287 (Change of use of existing building to single dwelling, internal and external alterations and associated works)
At:	50-52 Northgate Street, Devizes, SN10 1JJ

I refer to the above mentioned application and the details submitted pursuant to conditions:

Condition 3:

No works shall commence on site until details of the all external materials (including but not limited to; roof material, metal rainwater goods, extractors, flues and vents) to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Condition 4:

No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and shutters, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the so approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Condition 5:

> No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, colour, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the so approved details.
>
> REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

It is confirmed that the details submitted are acceptable and development should proceed in accordance with these approved details.

For clarification, the agreed details are:

- Covering Letter from PKA Architects dated 12-07-2023 and dated 2047-Condition Discharge 1 (excluding the reference to the extractors)
- Working Details 2 – Elevations and Section – Drawing No. W2-2047-W1.dwg
- External door to new rear porch Joinery Details – Drawing No. Door1-2047-W1.dwg
- Email from M Clifford on behalf of PKA Architects Ltd dated 24/07/2023 proposing 125mm diameter cast iron terminals instead of the plastic terminals previously proposed, with image.

Please note that development must be carried out in accordance with the approved details. Please also ensure that a copy of this correspondence is kept with the decision notice.

Parvis Khansari - **Corporate Director, Place**