18th August 2023

Our Ref: SWLC.LPC2923

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

The Planning (Listed Buildings and Conservation Areas) Act 1990
Extension and alterations to restaurant
The Brasserie. Lucknam Park Hotel, Lucknam Park, Colerne, Wiltshire
Discharge of condition No 3, imposed on application PL/2022/08839

As your records will confirm both planning permission and Listed Building Consent were approved to extend the existing modern restaurant (The Brasserie) at Lucknam Park Hotel – reference PL/2022/08507 and PL/2022/08839.

The second, listed building consent, referenced application above, included a condition precedent (No 3) requiring larger scaled details to be approved. Accordingly, I have pleasure to make a formal discharge of condition submission.

For ease of reference the conditional wording in question is reproduced below and I have thereafter listed those plans enclosed, addressing the relevant matters arising.

Condition No 3

Before any works take place, and notwithstanding the approved plans, details shall be provided of the detailing and materials of the extension hereby approved, to ensure that the extension is comparable with the fabric of the existing building. Details shall include:

i. Large scale details of all external joinery, including glazing (1:5 elevation, 1:2 section), with vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

ii. (If applicable) full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

iii. (If applicable) full details of external decoration to joinery and metalwork;

iv. Full details and samples of external materials; and

v. Large-scale details of junctions with listed fabric.

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences. This is in order that the development is undertaken in an acceptable manner, in the interests of preserving the setting of designated heritage assets.

List of Plans

AA(27)257 Rev A – Eaves Details – Existing and Proposed
AA(27)258 – Gable Detail – Existing and Proposed
AA(27)264 – Garden Wall Details
AA(27)265 – Eaves Detail
AA(27)266 – Roof Corner Details
AA(31)210 Rev A – Glass Wall Details – Brasserie
AA(31)211 Rev A – Glass Wall Details – Bar
AA(43)011 Rev A – Brasserie Extension and New Barn glazing thresholds

As your will see the attached details ensure that the development will be undertaken in an acceptable manner, providing an attractive and complimentary addition to the existing restaurant.

The main large scaled details shown concern the projected eaves and glazing covered by item i. The extended junction with the surrounding stone walling has been carefully detailed too (referred to at item 5).

There are no flues etc. as the kitchen is unaffected by the approved development.

The lead work is clearly shown, however, by design there are no other new finishes and thus there are no decorative details to clarify, other than confirming of course that a uniformity of the framed glazing will be maintained. Condition No 3 imposed on the planning approval (PL/2022/08507) of course reflects the need for matching finishes in any event.

As the external material are therefore controlled in this regard, I have simply inserted at the top of the next page 2 No existing photographs which I hope you will agree addresses item iv, showing the leaded upstands and timber underdrawn to the projecting eaves. The stonework is not being changed and the extension is of course fully glazed thus completing the external materials.





Overall, I trust you will agree that you have the necessary additional details to support the careful detailing of the approved scheme and that condition No 3 can therefore be formally discharged to allow my clients to proceed with the extension. Should you require any further clarification please do not hesitate to contact me.

Yours faithfully

Simon Chambers
Director

Enc.

Cc: Ms S-J Reynolds