Wiltshire Council

Wiltshire Council

Development Services
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22 January 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/09423
Proposal:	Discharge of Condition 4, 5, 7, 9, 10, 11 and 12 on planning application PL/2021/07395
Site Address	Melksham House, 27 Market Place, Melksham, SN12 6ES
On Behalf of	Wiltshire Council

Thank you for your recent request
for the partial discharge of the following conditions to the above approval:

• Condition 4 – Details to be submitted following the initial demolitions for new finishes, treatment/making good of all new/existing doors and windows etc.
• Condition 7 – Details of M&E Services
• Condition 9 – Details of re-pointing including extent and mortar specification
• Condition 10 – External joinery details - new windows and doors
• Condition 11 – Details of new external vents, extracts and flue terminals
• Condition 12 – Details of new signage, lighting/CCTV, and cellar access arrangements etc.

The proposals set out the required additional detail in respect of the repair and reinstatement of the building and are summarised in your covering **Conditions Statement ref. 10106/10977 23/10/2023 Rev B Jan 2024** and within the following documents:

Condition 4:
i. New finishes
The approved scheme allows for repairs to finishes to be carried out in matching materials. It is noted that the building fabric includes large areas of non-breathable cement products following the early C20 reinstatement after fire damage. The details provided, which include use of proprietary lime based plasters for repair of areas which retain traditional finishes are acceptable:
TDS_Thermal_plaster-2023
TDS_Universal_plaster

ii. Treatment of door, window and other openings
Details are as shown on the door schedule and allow for the retention of remaining historic doors and replacement of modern door with new of similar or upgraded appearance. Window safety appropriate to the use will be ensured via the addition of safety film and secondary glazing and appropriate opening restrictors:

Door Schedule ref. 10106-S(3)001 C
Youngs Doors ref. A-01-YD0572rev00_NP
Youngs Doors ref. HE23YD0591-v1_NP
Solar Screen safety film spec sheet_safe-4-c_en
Granada Secondary Glazing Product Brochure Jan 2023
Window Details - Fall Protection Sketches ref. 10977-RL-XX-XX-DR-A-S5001 P01

iii) reinstatement of architectural details including, but not restricted to, drip courses, eaves details, rainwater goods etc.
Details allow for the making good of the eaves detail in natural stone to match existing elsewhere on the building which remain in good condition.

Condition 7: M&E Services
Details have been previously approved and the current application allows only for additional details including the installation of underfloor heating in the main hall and additional further areas of ceiling downstand/bulkheads to accommodate service runs and/or structural repairs.
Proposed Ground Floor Plan ref. 10106-L(0)001 M
Proposed Ceiling Finishes Ground Floor ref. 10106-L(4)021 F
Proposed Ceiling Finishes First Floor ref. 10106-L(4)022 D
Underfloor heating details ref. 5718/001 AquaGem - Melksham UFH

Condition 9 - Mortar Specification
No large scale areas of pointing are required, the most significant area is for the repointing following the reinstatement of the roof at the verges. Details of the mortar mix are appropriate.

Condition 10 – Joinery Details - New Windows and Doors
Existing historic windows and doors are retained as indicated in the Door Schedule. Existing modern doors are replaced with new modern doorsets of similar or upgraded appearance, including steel doors in external locations where security is a requirement:
Door Schedule ref. 10106-S(3)001 C
Glazed Windows and Doors;
10106 RL_XX_ZZ_DR_A 35001 P01 Sections
10106 RL_XX_ZZ_DR_A 35002 P01 Elevations
10106 RL_XX_ZZ_DR_A 35003 P01 Elevations
10106 RL_XX_ZZ_DR_A 35004 P01 Elevations
Steel Doors;
Guardian Doors 51717-1 (assets 1,2 and 11)
Guardian Doors 51717-2 (assets 4,5 and 6)
Guardian Doors 51717-3 (assets 7,8 and 12)
Guardian Doors 51717-4 (assets 9,10 and 13)

Condition 11 - External Vents etc.
Vents proposed for the roof slopes are detailed within the condition statement and on the marked up plan:
Beard - Proposed roof plan (annotated with vent location) ref. 10106L(0)EX16 A

Condition 12
ii) – Proposed details for external lights and cctv fittings
Details are indicated on a plan and product details:
External Lighting ref. 32181-E6 f
Lighting ref. 32181-E-2 GF d
Various lighting and CCTV product specification sheets

iii. Cellar Access
details of the proposed railings to the enclosure are included within the conditions statement.

It is considered that the proposals constitute an appropriate scheme for the repair and reinstatement of the building and that the historic fabric, character and appearance of the building will be preserved as required - the works are therefore considered to be acceptable and may now be carried out in accordance with the details listed above. This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition.

Yours faithfully
Head of Development Management