

8th December 2025

Our Ref: SWLC.LPC5254

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



Dear Sir/Madam

Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990
Extension and alterations at
Home Farm, Upper North Wraxall, Wiltshire, SN14 7AG

As your records will show both planning permission and Listed Building Consent were previously granted in respect of the above development, reference PL/2022/01940 and PL/2022/02126. Both permissions have unfortunately expired, and my client is therefore seeking to simply renew the approvals so that works can now commence.

There have been no material change in circumstances since permission was granted, so the enclosed new planning and Listed Building Consent applications simply represent the same information. The opportunity though is being taken to set aside the previously imposed condition precedent (No 4), applicable to both decisions.

The conditional wording in question is inserted below and further to which both applications include the additional plan details listed after the condition, and of course intended to provide the large scaled information sought.

Condition No 4

Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large-scale construction details of the timber elements of the infill extension; Large-scale details of all internal and external joinery (1:5 elevation, 1:2 section); and*
- (ii) Full details of all new material finishes, both internal and external.*

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

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

Plans – (as submitted with previous application)

- Location and Site Plan
- P.22.MBSG.00 – Existing Ground Floor
- P.22.MBS.00 – Existing First and Second Floors
- JHF E1 – Existing Elevations
- PF.22.KDE.00 – West-facing Kitchen Door Elevation
- PF.22.KDD.00 – Kitchen Door Details
- PF.22.GFP.00 Rev 1 – Proposed Ground Floor
- PF.22.FFP.00 – Proposed First-Floor Plan
- PF.22.BRD.00 – Breakfast Room Floor Details
- PF.22.BRE.00 – Proposed Breakfast Room Elevation
- PF.22.SAB.00 – Sections A and B – Proposed Staircase
- PF.22.SCD.00 – Sections C and D – Proposed Breakfast Room Extension
- PF.22.SF.00 – Sections F – Proposed First-Floor Study
- PF.22.UD.00 – Utility Room Door Details
- PF.22.UYE.00 – Utility Yard Elevations

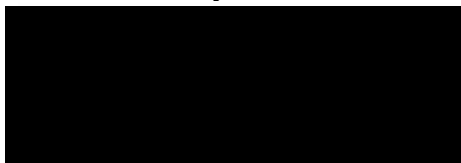
Additional plans

- 101 – Typical Window Detail
- 102 – External Kitchen Door
- 103 – External Utility Room Door
- 104 – Internal Door Detail
- 105 – Staircase Details – Sheet 1
- 106 – Staircase Details – Sheet 2
- 107 – Staircase Details – Sheet 3
- 108 – Utility Room – Staircase Sheet 1
- 109 – Utility Room – Staircase Sheet 2
- 110 – Infill Extension – Plans and Sections
- 111 – Infill Extension – Details – Sheet 1
- 112 – Infill Extension – Details – Sheet 2
- PL-001INST_B-Plateau Roof Light

Given the fact that there has been no material change in circumstances during the delay since the previous grant of permission I do not intend to repeat the case made and the case officer's assessment, suffice it to say is I believe sufficient information to promptly allow my client to progress his delayed plans.

Nevertheless, if there are any questions, please do not hesitate to contact me to ensure your prompt decision.

Yours faithfully



Simon Chambers
Director

Enc.

Cc: Mr & Mrs Fisher
Mr J Wake