

Development Services
Wiltshire Council
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15 December 2025

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/09500
Proposal:	Discharge of condition 3 details of brickwork, slates, extension roof, of planning application PL/2025/05820 (Subdivision of the existing commercial (E(a)) and residential (C3) accommodation to the ground floor. Rear infill extension, replacement roofs, widened bifolding door opening, lowering of ground floor (to rear of No. 7 only), and associated repairs, alterations and reconfiguration).
Site Address:	5-7 West Street, Wilton, Salisbury, SP2 0DL
On Behalf Of:	Prof. Nicky Edelstyn 5 West Street, Wilton, Wiltshire, United Kingdom, SP2 0DL

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 03 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

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

- Full details and sample of the brickwork for the rear elevation to include brick choice, bond and mortar mix),
- Full details and samples of the proposed slates
- Large scale details of the verge of the extension roof (1:5 elevation, 1:2 section);

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 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.

Details Submitted for Approval: extension flat roof verge details Drawing No.: DWG-340 REV: P2 DATE: 11/12/2025 - Revised for planning. Received 12/12/2025

Picture of heritage cast aluminium half round rainwater goods. Received 12/12/2025

Schedule of materials 11/12/2025 - Revised for planning. Received 12/12/2025

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: The Council's conservation officer has been consulted and confirmed the details submitted following amendments to use aluminium rainwater goods are acceptable and that the condition can be discharged- see comments below.

The condition had three elements:

1. Verge detail: this is all fine, having traditional timber barge board and soffit. I would suggest that standard upvc brackets and gutters would detract from the appearance of the extension, and something of higher quality would sit much more comfortably - I'd suggest cast aluminium or steel - can we have further details please? *NB amended details submitted 12/12/2025 showing cast aluminium rainwater goods.*
2. Bricks and mortar. The bricks are salvaged and many have quite significant damage. Presuming that they will be laid without large chunks missing from the face, and painted as per the approved scheme, I have no concerns. The mortar is fine. *NB amended details submitted 12/12/2025 annotated/ noted that any reclaimed bricks which have large chips/ significant damage to their face shall not be laid.*
3. Slate. The Spanish slate has a characteristic swirl to its texture that is absent in Welsh slate, however for the position on the rear extensions, and considering the existing felt, this is an acceptable product, it will still offer a significant net gain.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.