



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/09189
Decision Date: 02/01/2026

Applicant:	Miss Stephanie Henriksen Apple Wood House, Noble Street, Sherston, Malmesbury, SN16 0NA
Particulars of Development:	Variation of condition 2 (approved plans) on PL/2024/10746 to accommodate proposed solar panels to the rear south facing roof slope and changes to the proposed wall materials.
At:	Apple Wood House, Noble Street, Sherston, Malmesbury, SN16 0NA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with the following conditions:

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of the original planning permission (22nd April 2025) referenced PL/2024/10746 unless the development has already been lawfully commenced before that date.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the plans approved under PL/2024/10746:

Proposed Topographical Survey Plan 2919-1100-A – received 25th November 2024

Proposed Studio Plan 2919-1107-A - received 25th November 2024

Proposed Site Plan 2919-1100-C – received 18th February 2025
Proposed Ground Floor and First Floor Plan 2919-1106-B – received 18th February 2025.

And the following plans received with this application:

Location Plan received 20 November 2025
Proposed elevations 2919-1150-C received 20 November 2025
Proposed Roof plan 2919-1105-C received 26 November 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Before the development hereby permitted is first occupied the proposed first floor north elevation window (facing towards no. 9 Noble Street) shall be glazed with obscure glass only no less than level 3 obscurity. The window shall be maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk