

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/00115
APPLICATION TYPE:	Discharge of Condition
SITE ADDRESS:	New Farm, Alderton, Chippenham, SN14 6NW
DEVELOPMENT DESCRIPTION:	Re-discharge Condition 3 on PL/2022/01586/LBC to reflect the updated finishes schedule
RECOMMENDATION:	Conditions 3 of PL/2022/01586/LBC be DISCHARGED

REASON FOR APPLICATION

Application PL/2022/01586, *The conversion of a multi-yard farmstead into six new dwellings with associated infrastructure, and the demolition of modern agricultural buildings (Resubmission of 18/03605/LBC)*, was granted listed building consent on 21.04.2022

Conditions 3 and 4 require submission and approval of further detail prior to commencement of works

Application PL/2025/02119 previously approved further detail associated with conditions 3 and 4 on 06.05.2025

This application is requesting assessment of new detail, following an update to the finishes schedule.

RELEVANT CONDITION OF PL/2022/01586

Condition 3 states:

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

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

- (b) Large scale details of all internal joinery (1:5 elevation, 1:2 section);*
- (c) Full details of proposed rooflights, which shall be set in plane with the roof covering;*
- (d) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;*
- (e) Full details of proposed meter and alarm boxes;*
- (f) Large scale details of proposed eaves and verges (1:5 section);*
- (g) Full details of proposed internal service routes;*
- (h) A full schedule and specification of repairs including:*
 - (i) a structural engineer's report setting out the nature of, and suggested remedial work to, structural defects*
 - (j) proposed timber and damp proof treatment*
 - (k) proposed method of cleaning/paint removal from historic fabric*
 - (l) a full schedule of internal finishes to walls, ceilings and floors*
- (m) Full details of external decoration to render, joinery and metalwork; and*
- (n) Full details and samples of external materials.*

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 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.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

[Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

REPRESENTATIONS

Councils Conservation Team:

No objection to the proposed use of new clay tiles rather than reclaimed ones, the site contains a mix of pan tiles roman and double roman. The key issue is the uniformity of the traditional terracotta of the clay tiles that creates a sense of place and visual identity.

Philosophically, the use of new tiles is preferred rather than salvaging from other historic buildings.

INFORMATION PROVIDED WITH THE APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested condition for discharge is condition 3 attached to PL/2022/01586	Signed and dated on 07.01.2026	Sufficient to clarify the reason for application and to provide additional supporting contextual information
Covering Letter	Prepared by 'Ashford Homes' clarifying the reason for application, embedding photographs and link to proposed roof tile	Dated 07.01.2025	
Product Information	Wienerberger, Modula, technical information sheet indicating: - Material - Size etc	undated	Representation from the Councils conservation team confirms that detail is sufficient to discharge condition 3
Finishes Schedule	Prepared by 'Ashford Homes', indicating: - Construction details - Internal finishes	V2-07-01-2026	

ASSESSMENT AND CONCLUSION

Sufficient information has been provided to allow for the Local Planning Authority to make an informed decision to ensure 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.

RECOMMENDATION: Condition 3 of PL/2022/01586 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the details submitted under this application (PL/2026/00115) is consistent with the pre-commencement aims of

condition 3 of PL/2022/01586 to such a degree that the following detail has been approved:

- Covering Letter, prepared by Ashford Homes, dated 07.01.2025
 - Construction Details, prepared by Ashford Homes, V2 dated 07.01.2026
 - Roof tiles specification, Wienerberger Modula, received 07.01.2026
- The requirements of Condition 3 for the development to be carried out in strict accordance with the details agreed remains
- This decision should be read in conjunction with PL/2022/01586