

05 February 2026

Dear Sir/Madam

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

Application No:	PL/2026/00115
Proposal:	Re-discharge Condition 3 on PL/2022/01586 to reflect the updated finishes schedule
Site Address:	New Farm, Alderton, Chippenham, SN14 6NW
On Behalf Of:	Ashford Homes (SW) Ltd Doric House, Middleton Drive, Bradford on Avon, Wiltshire, BA15 1GB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 07 January 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

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.

Details Submitted for Approval:

- 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

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

Reason for Decision:

The 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 submitted detail is approved.

The requirements of Condition 3 for the development to be carried out in strict accordance with the details agreed remains.

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.