

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/05149

Decision Date: 16/12/2025

Applicant:	- Marlborough College Bath Road Marlborough Wiltshire SN8 1PA
Particulars of Development:	Change of Use of the Master's Lodge (Grade II listed) to ancillary educational facility, including internal alterations to facilitate use as a day house for pupils, with associated refurbishment works
At:	Master's Lodge, Marlborough College, Bath Road, Marlborough, SN8 1PA

In pursuance of its powers under the above Act, the Council hereby GRANT LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 following approved plans and documents:

- External Sketch Visuals - Sheet 1 241108-510 P01
- External Sketch Visuals - Sheet 2 241108-511 P01
- Site Location 241108-1000 P01

- Existing Site Plan 241108-1240 P03
- Existing Basement Floor 241108-1250 P02
- Existing Ground Floor 241108-1251 P02
- Existing First Floor 241108-1252 P03
- Existing Second Floor 241108-1253 P03
- Existing Roof Plan 241108-1254 P02
- Demolition - Basement Floor 241108-1260 P03
- Demolition - Ground Floor 241108-1261 T03
- Demolition - First Floor 241108-1262 P04
- Demolition - Second Floor 241108-1263 P04
- Demolition - Roof Plan 241108-1264 P01
- Proposed Site Plan 241108-1400 P03
- Proposed Basement Floor 241108-1410 P05
- Proposed Ground Floor 241108-1411 P11
- Proposed First Floor 241108-1412 P06
- Proposed Second Floor 241108-1413 P05
- Proposed Roof Plan 241108-1414 P03
- Existing Elevations - Sheet 1 (Masters Lodge) 241108-1300 P05
- Existing Elevations - Sheet 2 (Masters Lodge) 241108-1301 P05
- Existing Elevations - Sheet 3 (Old Bursary) 241108-1302 P01
- Existing Elevations - Sheet 4 (Old Bursary) 241108-1303 P01
- Existing Section A-A 241108-1350 P04
- Existing Section B-B 241108-1351 P04
- Existing Section C-C 241108-1352 P04
- Existing Section D-D 241108-1353 P04
- Proposed Elevations - Masters Lodge Sheet 1 241108-1500 P06

- Proposed Elevations - Masters Lodge Sheet 2 241108-1501 P06
- Proposed Elevations - Old Bursary Sheet 1 241108-1502 P02
- Proposed Elevations - Old Bursary Sheet 2 241108-1503 P02
- Proposed Section A-A 241108-1550 P05
- Proposed Section B-B 241108-1551 P05
- Proposed Section C-C 241108-1552 P04
- Proposed Section D-D 241108-1553 P05
- Proposed Section E-E 241108-1554 P01
- Existing and Proposed Stair Section 1-1 241108-1570 P01
- Existing and Proposed Stair Section 2-2 241108-1571 P01
- Basement Fire Strategy 241108-2200 P02
- Ground Floor Fire Strategy 241108-2201 T02
- First Floor Fire Strategy 241108-2202 P02
- Second Floor Fire Strategy 241108-2203 P02
- Basement Ceiling Plan 241108-2500 P01
- Ground Floor Ceiling Plan 241108-2501 P03
- First Floor Ceiling Plan 241108-2502 P03
- Second Floor Ceiling Plan 241108-2503 P03
- G.04 Sliding Partition Detail 241108-3200 T03
- B.03 Window Elevation 241108-3210 P01
- B.06 Window Elevation 241108-3211 P01
- Internal Elevations - G.01 & G.02 241108-4000 P01
- Internal Elevations - 1.04 Collaborative Working 241108-2613 P01
- Existing Door Schedule 241108-5200 P03
- Proposed Door Schedule 241108-5201 P03
- Existing drainage + services layout C-1501 T1

- Existing layout local to Masters Lodge C-1502 T1
- Extg layout from M. Lodge to SW Outfall C-1503 T1
- Proposed layout local to Masters Lodge C-1506 T4
- Drainage Details - Sheet 1 C-1510 T2
- Proposed Basement Layout 25036-SFK-ML-B1-DR-S-1201 P1
- Proposed Ground Floor Layout 25036-SFK-ML-GF-DR-S-1202 P1
- Proposed First Floor Layout 25036-SFK-ML-01-DR-S-1203 P1
- Proposed Second Floor Layout 25036-SFK-ML-02-DR-S-1204 P1
- Proposed Roof Layout 25036-SFK-ML-RL-DR-S-1205 P1
- Typical Sections 25036-SFK-ML-ZZ-DR-S-1211 P1
- Fire Strategy Plans Proposed Basement Floor Plan 241108-1410 P01 V1
- Fire Strategy Plans Proposed Ground Floor Plan 241108-1411 P07 V1
- Fire Strategy Plans Proposed First Floor Plan 241108-1412 P02 V1
- Fire Strategy Plans Proposed Second Floor Plan 241108-1413 P01 V1
- Historic Environment Desk-Based Assessment (June 2025) V2 FINAL
- Appendices A-D
- Appendices E-F
- Appendices G-H
- Heritage Technical Note August 2025 1.0
- Marlborough College Masters Lodge Bat Survey Report 28 November 2025 DWE 1041
- Design & Access Statement 241108-100 P01
- Master's Lodge Marlborough College Feasibility Study - P02
- Fire Strategy Report
- Transport Statement 425.066756.00001 01

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

- 3 No external materials shall be used or installed on site until full details of those materials have been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the preservation of the listed building and the character and appearance of the conservation area.

- 4 All new brickwork for the development hereby permitted shall to be in a traditional bond to match that of the listed building.

REASON: In the interests of visual amenity and the preservation of the listed building and the character and appearance of the conservation area.

- 5 Any new or replacement rainwater goods shall be of cast metal construction and factory finished in black.

REASON: In the interests of visual amenity and the preservation of the listed building and the character and appearance of the conservation area.

- 6 No new or replacement window or door joinery (to include those that become internalised with the erection of the glazed link) shall be installed on site until details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of any heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars if applicable) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the significance of the listed building and the character and appearance of the conservation area.

- 7 No works in relation to the installation of the new section of staircase hereby approved shall be undertaken until full details of any structural upgrade works that provide support for the staircase extension to the attic level have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the preservation of the listed building and the character and appearance of the conservation area.

- 8** The alteration of window openings to door openings (attic level) shall be correctly formed with whole bricks and closers and not leaving cut brick ends exposed.

REASON: In the interests of visual amenity and the preservation of the listed building and the character and appearance of the conservation area.

Informative

- 9** Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Informative

- 10** The applicant's attention is drawn to the conditions attached to the full planning permission, planning reference PL/2025/05078.

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 - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficient is a challenge and unique solutions may need to be found. [Historic England](#) provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The [Energy Saving Trust](#) provides more general information and resources on energy in homes. Also, [Warm & Safe Wiltshire](#) offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk