

23 February 2026

Dear Sir/Madam

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPROVAL OF DETAILS RESERVED BY CONDITION**

Application No:	PL/2026/00193
Proposal:	Discharge of Conditions 6 & 8 (Joinery and new window details) of PL/2025/00178
Site Address:	Praters Farm, Easton Town, Sherston, Malmesbury, SN16 0PS
On Behalf Of:	Mr James Wood Praters Farm Easton Town, Sherston, Wiltshire, United Kingdom, SN16 0PS

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 20 February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 6:

No doors shall be installed into the west elevation until details of the door joinery and surround have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, jambs, lintels, and dripstones, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. 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 listed building consent 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.

Condition 8:

No works for the unblocking and insertion of a window at first floor on the east elevation of the listed building hereby permitted shall commence on site until details of the window have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars/mullions) at not less than 1:2. 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 listed building consent 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:

- Square Leaded Steelyte Slim Opener. Received 22 January 2026.
- Window and Door Details. Received 22 January 2026.
- Conservation French Doors. Received 22 January 2026.

Decision: The details submitted in relation to these conditions are REFUSED.

Reason for Decision:

Wiltshire Council's Conservation Officer reviewed the details submitted to discharge Conditions 6 and 8 and advised that the details are insufficient and inappropriate to satisfy the requirements of the conditions and are unacceptable. Therefore, the Local Planning Authority is not satisfied that the works would proceed in a manner which would have an acceptable effect on the character of the building as a building of special architectural and historic interest, and it has a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

- Condition 6 - The details are unacceptable for the following reason(s): (1) the submitted details do not include horizontal/vertical frame sections and sections through glazing bars at not less than 1:2 required by the condition; (2) the submitted details do not show the joinery details within the context of the relevant stonework surround such that important aspects, like the depth of reveal, can be ascertained; (3) the submitted details do not appear to relate to traditionally constructed timber half-glazed French style doors, as was stated on the approved plans, and rather are to be of a composite material ("Cosmo Therm" panels) as annotated on the plan. Please also include details of the stone type to be used in the construction of the surround.
- Condition 8 – The details are unacceptable for the following reason(s): (1) The submitted details of the "Steelyte slim leaded opener" are not shown within the relevant stonework surround such that important aspects of the design, like the depth of reveal, can be ascertained. Please also include details of the stone type to be used in the construction of the surround.

The applicant is encouraged to make a further application for Approval of Details Reserved by Condition in order to discharge Conditions 6 and 8 of PL/2025/00178 once the appropriate details can be provided in the manner required by the conditions and expected by the Local Planning Authority. Wiltshire Council's Conservation Officer would also like to advise the applicant that details to discharge Condition 6 should be brought forward at the time of discharging Condition 5 of PL/2025/00178, for the avoidance of doubt and the convenience of the phasing of works.

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 listed building consent 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 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, along with the relevant procedural details set out in the **Planning (Listed Buildings and Conservation Areas) Regulations 1990**. 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 when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant listed building consent or the reasonableness of imposing the condition itself.