

04 March 2026

Dear Sir/Madam

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

Application No:	PL/2025/09721
Proposal:	Discharge of condition Condition item 3. i - v. inclusive joinery, flues, background and mechanical ventilation, soil/vent pipes, repairs, internal finishes, & materials of planning application PL/2024/09812 (Internal and external works associated with the conversion of redundant agricultural building (Building E) to 4 No. holiday-let units; and internal and external works to the existing store (Block Q) to form an event / social space).
Site Address:	Galteemore Farm, Beckhampton, Marlborough, SN8 1FE
On Behalf Of:	N Hues and Sons Galteemore Farm, Beckhampton, Wiltshire, SN8 1FE

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 11 December 2025. After careful consideration, the following decision has been made:

Discharge of condition 3 (Material, Joinery and Design Details) of planning permission PL/2024/09812 (Internal and external works associated with the conversion of redundant agricultural building (Building E) to 4 No. holiday-let units; and internal and external works to the existing store (Block Q) to form an event / social space).

Condition 3:

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

i. 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;

ii. Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

iii. A full schedule and specification of repairs to the buildings;

iv. A full schedule and specification of internal finishes to walls, ceilings and floors; to include details of: a. floor construction and finish; b. internal wall finishes and drylining system

v. Full details and samples of external materials; to include details of the corrugated metal and all new 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.

Submitted Details:

- Proposed Large Scale Details – Windows and Doors (2305 AP(E) 105)
- Proposed Block E Build Ups (2305 AP(E) 104)
- Galteemore Farm Repair Schedule (Rev A)
- Galteemore Farm Internal and External Finishes Schedule (2305 AP(E) 102 Rev A)
- Proposed Block E and Q Repair and External Wall Strategy (2305 AP 102 Rev A)
- Galteemore Farm Ecology Enhancements
- Proposed Block E and Q Roof Plan (2305 AP(E) 103)
- Proposed Retaining Wall (2305 AP(E) 101 Rev A)
- Additional Materials Information (26 January 2026)
- Material Samples 01, 02, and 03

Given the submission of samples, their clear identification, and the Conservation Officer's professional confirmation that the chosen material is acceptable, the Local Planning Authority is satisfied that this requirement has now been met. The submitted information, together with the specialist advice received, is sufficient to satisfy all parts of Condition 3 (i–v inclusive). The condition is therefore fully discharged.

The development and works must be carried out in accordance with the approved details in this application PL/2025/09721 and planning permission PL/2024/09812. Please ensure a copy of this correspondence is kept with the decision notice.

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.