

17th March 2026

Dear Sir/Madam

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

Application No:	PL/2026/00270
Proposal:	Discharge of conditions 3 (Full Details and Samples) & 4 (Details of Repointing and Mortar) relating to application PL/2024/05763.
Site Address:	The Grove, 9 High Road, Ashton Keynes, Swindon, SN6 6NX
On Behalf Of:	Mr Sam Paris

I refer to your application for the discharge of condition(s) attached to the above listed building consent application dated 14th January 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3.

Notwithstanding the approved drawings, no works shall commence 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 timber joinery to the new extension including new doors and full height glazed doors (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) Large scale details of all internal joinery doors (1:5 elevation, 1:2 section);
- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iv) Large scale details of proposed new junction with the farmhouse, new eaves and verges to the link extension (1:5 section) including a structural engineers report on the suitability of the existing boundary stone wall to be able to support the proposed new extension.
- (v) 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 listed building consent and the matter is required

Details Submitted for Approval:

Condition 3.

i) Large scale details of all external timber joinery to the new extension including new doors and full height glazed doors (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

Drawings: Doors DEX 1& 2 Elevation and Details – Technical Design T12; Door DEX 3 Elevation 1 of 2 Technical Design T13; Door DEX 3 Elevation 2 of 2 Technical Design T14. Door DEX 3 Technical Design T15

iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

Drawings: Eaves Detail 1 & Roof Light Detail 1 Technical Design T 09.

iv) Large scale details of proposed new junction with the farmhouse, new eaves and verges to the link extension (1:5 section) including a structural engineers report on the suitability of the existing boundary stone wall to be able to support the proposed new extension.

Drawings: Abutment Detail 1 & Verge Detail 1 Technical Design T11; Eaves Detail 2 Technical Design T10

v) Full details and samples of external materials.

Photographs of Stone Samples.

Decision: The details submitted in relation to condition 3 i), ii), iv) and v) are approved.

This is a Partial Discharge of Condition.

Condition 3.

ii) Large scale details of all internal joinery doors (1:5 elevation, 1:2 section); has not been discharged as no details have been submitted.

iii) Structural engineers report on the suitability of the existing boundary stone wall to be able to support the proposed new extension; has not been discharged as no details have been submitted.

Reason for Decision: The submitted detail drawings contained sufficient information to enable this matter to be considered, and approval for a Partial Discharge of Condition to be given.

The works shall be carried out in accordance with the approved details.

Condition 4.

No works to repoint the external stonework shall be undertaken until:

a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority.

b) Details of the proposed mortar composition and colour, and the method of pointing, to be approved in writing by the Local Planning Authority. The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

No detail has been provided for the Discharge of this Condition. This condition is not Discharged.

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.