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Our Ref: DC/JW/26024

Your Ref:

Ms Maryrose Scott
Planning Team Leader – South
Wiltshire Council
Council Offices
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

12th March 2026

Dear Ms Scott

Re: Proposed variation of Condition 2 (Schedule of approved plans) and Condition 15 (Use of Chilmark stone) of Planning permission PL/2025/07914 - Grove Cottage, Nightingale Lane, Wardour, Tisbury, Wiltshire SP3 6RJ

I am instructed to lodge an application under S.73A for the variation of Conditions 2 and 15 of the planning permission granted in November 2025.

The application is submitted electronically via the Planning Portal and comprises the following documents:

- Application for Variation of Condition following a Grant of Planning Permission form
- Drawing 26024-1 – Location plan and site plan as existing and proposed to replace approved Drawing 23122P301A
- Drawing 26024-2 – Block plan as proposed to replace Drawing 23122P302
- Drawing 26024-3 – Floor plans and elevations as proposed to replace Drawing 23122P303
- CIL form 1 – additional information

The application fee of £586 plus £85 processing charge has been paid to the Planning Portal.

I would be grateful if the following information was considered in support of the application.

Planning approval was granted in November 2025 to carry out alterations/improvements including the demolition of modern/discordant additions, and to add single and two-storey extensions onto the rear of the cottage.

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The approved drawings included creating a flat-roofed link between the existing cottage and the first floor of the extensions to the rear. This would have involved cutting into the thatched roof at the rear of the building and then trying to make good the junction.

Following advice from a structural engineer, it is recommended that the thatched roof is replaced by clay plain tiles, which will enable this connection to be properly detailed.

Whilst the cottage has been identified by the Local Planning Authority (LPA) as a non-designated heritage asset (NDHA), it is not a listed building nor is it situated within a conservation area.

As such, altering the roof from thatch to tiles would not constitute development for which an express planning permission is required, i.e., such works, although constituting an alteration to the roof, fall within the scope of permitted development. Permission is only sought to ensure this is reflected in the approved plans.

Furthermore, during pre-application discussions preceding the last application, one of the options suggested by the Conservation Officer was to remove the thatched roof and to provide it with tiles – an approach which she considered unobjectionable.

Whilst removing the thatch will result in some change to the appearance of the building, these works could be carried out without the need for any planning permission. The proposed replacement material is entirely appropriate, comprising a locally distinctive vernacular roofing form, found on numerous properties of this type.

It is also proposed to undertake a number of minor revisions to the design and detailing of the single and two-storey extensions. It is proposed to add a small (open) covered area (stoop) beyond the hall on the east side of the building. This minor change will be hidden from view from the cottage and does not create any additional floor area. It provides a covered area where logs etc can be stored, as well as providing protection from the weather, adjacent to this side door into the property.

In association with some minor internal changes, it is proposed to remove a dormer window on the east and west side of the building, simplifying the external appearance.

Finally, it is proposed to improve the design and detailing of the single-storey part above the kitchen/dining area, which was previously to be faced with timber boarding, under a standing seam (grey) roof.

The drawings have now been improved, keeping this area as single storey, but incorporating a shallow pitched roof behind a parapet and facing these parts with stone. A small bay projection is added on the north side to introduce more light into this area. A similar bay is also proposed on the west elevation to provide additional light into the living area space.

Overall, the proposed changes result in modest enhancement to the design of the extension, with negligible change to the floor area.

The overall design remains as a series of additive forms, utilising a range of vernacular materials to assist breaking up the bulk of the extension.

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The overall effect is to retain the essential traditional character of the front range (original cottage), to extend it in an additive form to the rear (as previously agreed), but with some minor changes to the interior layout and external elevational treatment.

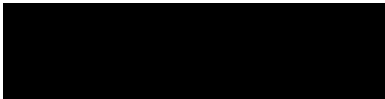
Similarly, with respect to Condition 15, Wardour sits in an area where use is made of both Chilmark stone and natural green sandstone, with quarries for both being within relatively close proximity. The existing cottage appears to be predominantly green sandstone.

In terms of the proposed use of green sandstone, this is limited to the two-storey part of the extension projecting at 90 degrees to the rear of the building, with this being separated from the earlier cottage by a timber boarded section. Differentiation between the various elements of the building will be retained. The extension will still read as a series of additions, ensuring that it retains subservience to the original cottage.

As such, the requirements of saved Policy H31 of the Salisbury District Local Plan (which deals with extensions in the countryside) and Policy CP57 of the Core Strategy (which deals with design) are both satisfied.

I look forward to receiving approval for these minor changes within the statutory eight-week period.

Yours sincerely



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Encs

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