

25 March 2026

Dear Sir/Madam

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

Application No:	PL/2026/00816
Proposal:	Discharge of condition 3 (External Materials) relating to application PL/2025/05149.
Site Address:	Master's Lodge, Marlborough College, Bath Road, Marlborough, SN8 1PA
On Behalf Of:	Marlborough College Marlborough College, Bath Road, Marlborough, Wiltshire, SN8 1PA

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 05 February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 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.

Details Submitted for Approval:

- Statement document with details of roofing slates to be used.

Decision: The details submitted in relation to this condition are acceptable.

Reason for Decision:

The proposed natural Welsh slate for the roofing material is considered an appropriate material, to match in with the existing natural slate that exists on the building. This will ensure the materials are consistent and preserve the special interest of the listed building.

This letter acts as official confirmation that Condition 3 (as far as it relates to the natural slate roofing material) 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.