

Wiltshire Council Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Date: 2 April 2026

Our ref: 60910/01/AC/JC/40962885v3

Your ref: PL/2025/05883

To Whom It May Concern

Discharge of Condition 2 of Planning Permission PL/2025/05883 – Woolley Grange Hotel, Woolley Green, Bradford On Avon, BA15 1TX

On behalf of our client, Luxury Family Hotel Group Limited, we enclose an application to discharge condition no. 2 (Balustrade Materiality) attached to planning permission PL/2025/05883 at Woolley Grange Hotel, Woolley Green, Bradford On Avon, BA15 1TX.

This application, submitted via the Planning Portal (ref. PP-14831307), is enclosed with the following:

- 1 The site location plan;
- 2 This covering letter, which includes the details of the proposed balustrade stone to discharge the condition; and
- 3 Completed application form.

The requisite planning application fee of £400.00 (inc. £91.00 service charge) has been paid online via the Planning Portal. An application to discharge the balustrade materiality condition attached to the corresponding listed building consent (ref. PL/2025/06054) has also been submitted today via the Planning Portal (ref. PP-14831308).

The details provided within this application and how they address condition 2 are set out below.

Condition 2: Balustrade Materiality

The relevant part of Condition 2 states:

“The new stone balustrades shall be constructed in natural stone to match the stone used in the existing balustrades in accordance with details to be submitted to and approved in writing by the Local Planning Authority.”

The stone that is proposed for the new balustrades, to screen new plant above the existing kitchen at the rear of Woolley Grange Hotel, is Hartham Park stone. This is a natural stone as required by the condition, and it is a Bath stone as per the existing stone. It has also been recently approved for use at Woolley Grange Hotel and so it would be consistent with other new stone in the grounds. An image of a sample is included below. In addition, photographs of a sample against the existing balustrade will follow separately.

Figure 1 Image of a sample of Hartham Park stone



Careful consideration has been given by our client and PAYE Stonework and Restoration to establish the best available matching stone to the existing balustrades at the rear of the Grade II* listed Woolley Grange Hotel, noting Wiltshire Council's Senior Building Conservation Officer's comments regarding the need for a good colour match as well as a natural stone.

PAYE are a leading stonework and restoration contractor and have concluded in their professional opinion that Hartham Park stone is the most appropriate stone to be used. Other stone has been discounted as not the most suitable colour match.

PAYE has confirmed the following:

"We have matched it with Hartham Park, which in our opinion is a good match and remains the most appropriate stone to be used. It is a durable stone and aligns well with both texture and appearance."

Summary

The above sets out why Hartham Park has been selected as the best matching stone for the new balustrades. It has been identified by PAYE as the most appropriate stone to be used. As required by the condition, it is a natural stone and it is a Bath stone as per the existing. Given the detailed consideration that has gone into the selection of the stone, and the above explanation for this selection, including investigating and discounting other stone as not the most suitable colour match, we trust that it will be acceptable to the Council to discharge condition 2 of the full planning permission. However, should the Council require additional information or wish to view a sample on site, we would be happy to arrange this.

Yours faithfully

Jack Collard

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