

Development Services
Wiltshire Council
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08 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/00842
Proposal:	Discharge of Condition 3 (ridge details) of PL/2025/01792, as granted under appeal reference APP/Y3940/W/25/3371642.
Site Address:	Forge Lee, Blacksmiths Yard, Post Office Lane, Broad Hinton, Swindon, SN4 9PB
On Behalf Of:	Mr & Mrs C Drewett Blacksmiths Yard, Forge Lee Post Office Lane, Broad Hinton, Wiltshire, SN4 9PB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 12 February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Notwithstanding the additional drawings submitted during the appeal (Dwg.No.11163 [S] – 4 & Dwg.No.11163 [S] – 5), unless within 3 months of the date of this decision a scheme for accurate details of the proposed 'Ridge Amendments', including accurate elevations of all facades, a roof plan and constructional section details, which reflect the correct dimensional relationship between the slope of the adjoining roof with the ridge of the former forge, and which allow for the reinstatement of a continuous line of ridge tiles to the former forge section of the building, is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within 6 months of the local planning authority's approval, the use of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

- a. If no scheme in accordance with this condition is approved within 6 months of the date of this decision, the use of the site shall cease, and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.
- b. Upon implementation of the approved ridge amendment details specified in this condition, the amended ridge detail shall thereafter be retained in use.

- c. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Details Submitted for Approval:

- Ridge Amendments; dwg no. 11163 - [S]-4 - Rev B; received 12 February 2026
- Proposed Ridge External View; 11163 - [S]-5 - Rev B; received 12 February 2026
- Plas and Elevations As Built; dwg no. 00480-01 - F - Forge Lee - Conversion-02; received 6 February 2026
- Cover Letter; dated 5 February 2026; received 6 February 2026

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

Reason for Decision:

The Local Planning Authority has reviewed the details submitted and consider these to be acceptable. The plans submitted are accurate and reflects the ridge details of the approved development. The LPA is satisfied that the details submitted meet the requirements set out in condition 3 of planning permission PL/2026/00842, and sufficient to enable the condition to be discharged.

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.