

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

08 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/01796
Proposal:	Discharge of condition 3 (timber cladding and roof tiles) on PL/2026/00172
Site Address:	The Croft, Burr Lane, Shalbourne, Marlborough, SN8 3PT
On Behalf Of:	Emma Hookway The Croft, Burr Lane, Shalbourne, Shalbourne, United Kingdom, Sn8 3pt

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 17 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

No external timber cladding or roof tile shall be installed on site until details of them (including the finish and any paint or stain to be used for the timber cladding) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use.

REASON: In the interests of visual amenity and the character and appearance of the area.

Details Submitted for Approval: Application Form (Received 17/03/2026) detailing larch timber cladding and Details of proposed roof tiles – condition 3 discharge (Received 08/04/2026) detailing Heritage Clayhall Hamlet Mix Clay Rooftiles or Heritage Clayhall Medium Clay Rooftiles.

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

Reason for Decision:

The proposed tiles would be either Clayhall Hamlet Mix Clay roof tiles as link: [Heritage Clay Tiles Ltd :: Clayhall Hamlet Mix Hand Crafted Clay Roof Tiles](#), or Clayhall Medium Blend roof tiles as link: [Heritage Clay Tiles Ltd :: Clayhall Medium Blend Hand Crafted Clay Roof Tiles](#), to be laid in accordance with BS 5534. The external timber cladding would be unpainted larch. This is considered acceptable in the interests of visual amenity and the area's character and appearance.

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.