

James Dennis.

**Thatch Cottage, Lower Road, Britford,
Salisbury, SP5 4DU.**



15th April 2026.

Wiltshire Council,
Planning Department,
County Hall, Bythesea Road,
Trowbridge BA14 8JN.

**Discharge of Pre-Commencement Planning Conditions Number 3 and 4.
Application Reference Number: PL/2026/00870.**

Approval date: 1st April 2026.

Dear Hayley

I am writing to formally submit our application to discharge Pre-commencement Conditions Numbers 3 and 4 in respect to:

"Replacing the defective cement render on the east, south and west elevations with traditional lime render, followed by decoration using a breathable stone coloured paint, and repainting the existing painted brickwork on the north elevation in the same finish. Failed brickwork within the cottage's brick plinth will be repointed using lime mortar to ensure a consistent and appropriate finish."

Condition to be Discharged:

Condition 3 - No works to remove the existing render shall commence until a trial area measuring approximately 1 metre square has been stripped of render in accordance with the method set out in the approved Listed Building Statement (received 17/03/2026). Following completion of the trial area, photographs clearly showing the condition of the underlying cob substrate shall be submitted to the Local Planning Authority for written approval. No further render removal shall take place until the Local Planning Authority has approved in writing the agreed method for removing the remaining render. The remaining render shall thereafter be removed strictly in accordance with the approved method.

Condition 4 - No render shall be applied to any building or walls on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

Details of the Submission:

Condition 3 - on the 14th of April 2026, our Specialist Lime Contractor attended site to expose the trial area as requested by the condition. Photographs of the existing render and the cob substrate behind it are provided below.

Our Contractor recommended that area exposed be limited to that illustrated because of his concern on how live the surrounding render was, the issues this could cause and the potential need for emergency repairs not covered or allowed by the Condition.



However, the existing render was as expected, a cement and sand coating with chicken wire reinforcing mesh, and in general terms as was the cob.



Condition 4 - due to the condition of the existing render our Contractor produced a sample board. This will be stored in the dry area on site and will be the control sample for each application / layer.

As the photograph below, this is now available for inspection and sign off.



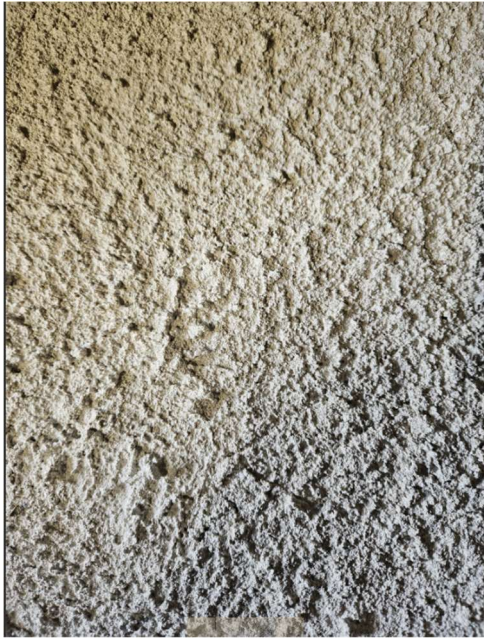
Having reviewed the exposed area our Contractor, by way of the sample board, would like to propose a slightly different four coat system that he genuinely believes the Conservation Officer would have agreed to had they been present yesterday. The detail of this as follows:

Inspection of the cobb substrate beneath the cement render has identified a weak friable Chalke / Clay cobb wall that would greatly benefit from a more traditional aggregate / lime mix in order to achieve greater compatibility with the existing cob structure.

Aggregate / lime offers improved compressive strength, reduced moisture retention, and greater material compatibility with traditional earthen buildings.

Revised Material Specification:

Consolidating coat - hand harled coating to dampened background using 1 part quicklime / 1 part grit sand / 2 part washed sand - horsehair added - sample panel photo provided below.



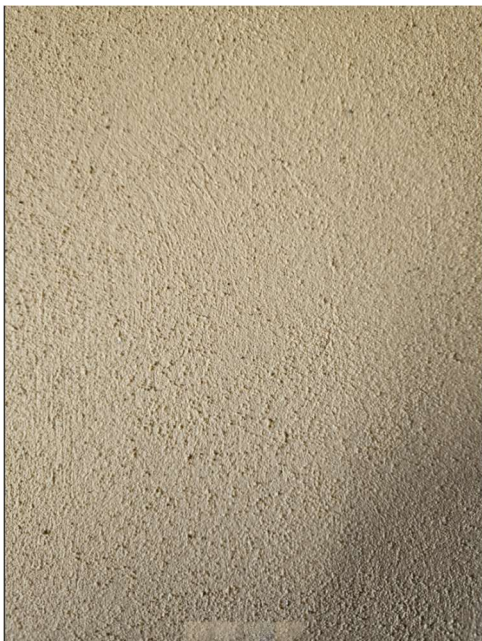
Scratch coat - hand applied coating to dampened coating using 1 part quicklime / 1 part grit sand / 2 part washed sand – horsehair added. Left keyed ready for further coats - cured for 3/5 days under hessian coverings - sample panel photo provided below.



Float coat - hand applied coating to dampened background using 1 part quicklime / 0.5 part grit sand / 2 part washed sand - horsehair added. Left keyed ready for final coating - cured for 5/7 days under hessian coverings - sample panel photo provided below.



Finish coat - hand applied coating to dampened background using 1 part quicklime / 2.5 parts washed sand Wooden float / sponge finish - left curing under hessian sheeting until sufficient drying has taken place - sample panel photo provided below.



We believe that the above will not only comply with all the required standards but will also enhance the historical character and longevity of the Cottage.