

24th April 2026

Planning Services
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN



Dear Sir/Madam,

Via Planning Portal

Ref: Bishopstrow House, Section 73 Application – Variation of Condition 2 (Approved Drawings). Planning Ref: PL/2025/06091.

Aaron Evans Architects have been instructed by Bishopstrow House Limited (the “Applicant”) to submit a Section 73 application to vary Condition 2 (Approved Drawings) of planning permission ref. PL/2025/06091.

The purpose of this application is to amend the approved drawing list to reflect a series of design refinements. Following further consultation and review, the Applicant has identified opportunities to improve the functionality and quality of the scheme. The proposed changes remain entirely within the approved red line boundary.

The proposed variations to the scheme are summarised as follows:

- A. The four consented dining domes are now proposed as demolished
- B. The Spa Pavilion structure has been simplified - refer to new drawings 435 and 436.
- C. The proposed plunge pool is now proposed as a hot tub.
- D. A new cabana structure (sauna) is proposed on the edge of the Hydrotherapy pool terrace – refer to new drawing 437.
- E. A new hot tub is proposed on the edge of the Hydrotherapy pool terrace
- F. Following further discussion with the specialist supplier, the footprint of the proposed below ground plant room has been increased to accommodate the required plant.
- G. Two of the removed dining domes are proposed as replaced with new cabana structures – refer to new drawings 438 and 439
- H. the proposed outdoor bar has been removed, and the consented opening in the restaurant west elevation has been adjusted to being a French door with sidelights
- I. A new outdoor shower proposed on hydrotherapy pool terrace

Cont./

Accordingly, please find enclosed the following:

1. Completed Application Form
2. Completed CIL form:
 - a. The proposed underground Plant Room has been considered as a *'buildings into which people do not normally go, or into which they only go intermittently for the purposes of inspecting or maintaining fixed plant or machinery'* (Wiltshire CIL Guidance note 1) and has therefore been excluded from the CIL calculation which brings the GIA below 100sqm.
3. Previously submitted Location Plan
4. The following adjusted drawings:
 - a. 315 rev C Outdoor Pools Site Plan as proposed
 - b. 316 rev C Outdoor Pools Block Plan as proposed
 - c. 317 rev C Outdoor Pools Plan as proposed
5. The following new drawings:
 - a. 435 rev A Outdoor Pools Revised spa (Gym) Pavilion Plan
 - b. 436 rev A Outdoor Pools Revised spa (Gym) Pavilion Elevations
 - c. 437 rev A Outdoor Pools Sauna Cabana Plan and Elevations
 - d. 438 rev A Outdoor Pools Treatment Cabana Plan and elevations
 - e. 439 rev A Outdoor Pools Food and Beverage Cabana Plan and elevations
 - f. 440 rev A Outdoor Pools Restaurant part plan, section and west elevation

The proposed changes have been carefully considered to respect the historic character of the site while enhancing the overall functionality and quality of the approved scheme.

Should you require any further information please do not hesitate to contact us.

Yours faithfully,

for **AARON EVANS ARCHITECTS LTD.**



Michael Rayne

Encs. As noted above

CC: Ian Taylor / Jonathan Walker – Bishopstrow House Ltd