

27 April 2026

Dear Sir/Madam

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/02601
Proposal:	Discharge of Conditions 3 (method for render removal) and 4 (sample panel of the render to be used) of PL/2026/00870
Site Address:	Thatch Cottage, Lower Road, Britford, Salisbury, SP5 4DU
On Behalf Of:	James Dennis THATCH COTTAGE, LOWER ROAD, BRITFORD, SALISBURY, SP5 4DU

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 27 April 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

REASON: To ensure that the method of cob removal does not harm the substrate in an unacceptable manner in the interests of protecting the fabric of the listed building.

Details Submitted for Approval: specification for the removal, repair and replacement lime render dated 15/04/2026

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

Reason for Decision:

The Council's conservation officer has been consulted and has confirmed that they are happy with the proposed specification for the removal, repair and replacement lime render and that the details provided

are sufficient for this condition to be discharged. **Please ensure the works are carried out in accordance with the agreed details.**

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.

REASON: In the interests of visual amenity and the character and appearance of the listed building

Details Submitted for Approval: specification for the removal, repair and replacement lime render dated 15/04/2026

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

Reason for Decision:

The Council's conservation officer has been consulted and has confirmed that they are happy with the proposed specification for the removal, repair and replacement lime render and that the details provided are sufficient for this condition to be discharged. **Please ensure the works are carried out in accordance with the agreed details.**

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 listed building consent 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 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, along with the relevant procedural details set out in the **Planning (Listed Buildings and Conservation Areas) Regulations 1990**. 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 when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant listed building consent or the reasonableness of imposing the condition itself.