

Planning Statement

Variation of Condition 2 (Approved Plans)

Application Ref: PL/2025/05181

Site: The Thatched Cottage, Nettleton, SN14 7NP

1. Introduction

This Planning Statement has been prepared in support of an application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans) attached to planning permission ref. PL/2025/05181, granted on 19 September 2025 for:

“Demolish existing garage. Erect new annex.”

The purpose of this application is to allow for a revision to the external materials of the approved annex building, as shown on the updated drawing set titled “Proposed Plans and Elevations – Revision A (April 2026)”.

No changes are proposed to the scale, footprint, siting, or use of the building.

2. Relevant Planning Condition

Condition 2 states that the development shall be carried out in accordance with the approved drawings received on 16 June 2025.

This application seeks to substitute those approved drawings with a revised set reflecting updated material specifications only.

3. Proposed Variation

Approved Scheme

- Standing seam metal roof
- Painted render external walls

Proposed Revised Scheme

- Reclaimed double-Roman clay roof tiles
- Vertical and horizontal timber cladding to walls

The amendments relate solely to external appearance and materiality.

4. Design Rationale

The original Design and Access Statement described a contemporary but modest annex, designed to remain subordinate to the host listed building and its rural setting.

Following further design development, the applicant proposes a revised material palette that more closely reflects the traditional rural character of ancillary outbuildings within the locality.

Key Objectives of the Revision

- Reduce domestic appearance:
The originally approved metal roof and painted render give the annex a more residential, contemporary aesthetic.
- Reinforce outbuilding character:
The use of reclaimed clay tiles and timber cladding introduces a more agricultural or vernacular appearance typical of barns and ancillary structures.
- Enhance visual relationship with the Listed Building:
The Thatched Cottage is a traditional C17/C18 structure with strong vernacular qualities.
The revised materials provide a more sympathetic contrast, avoiding competition with the main dwelling.
- Improve integration into the rural setting:
Natural materials weather over time and sit more comfortably within the landscape and established curtilage.

5. Heritage Considerations

The site lies within the curtilage of a Grade II Listed Building.

The original submission confirmed:

- The existing garage has no heritage value
- The annex would preserve the setting of the listed building
- The development would be subordinate and detached

Impact of the Proposed Changes

The revised materials:

- Are more in keeping with traditional outbuildings found within historic curtilages
- Reduce the visual prominence of the structure
- Avoid introducing overtly modern materials (such as metal sheeting) in close proximity to a heritage asset

As such, the proposal results in equal or enhanced heritage compatibility compared to the approved scheme.

There is therefore:

- No harm to the significance of the listed building
- A positive refinement in how the annex relates to its setting

6. Visual and Character Impact

The proposed changes improve the scheme in planning terms:

- Clay roof tiles
Provide a familiar, traditional roofing material consistent with rural Wiltshire buildings
- Timber cladding
Introduces texture and natural variation, reinforcing the building's ancillary status
- Overall effect
A building that reads clearly as a subservient outbuilding, rather than a separate dwelling or highly domestic structure

This aligns with good design principles and local character expectations.

7. Planning Assessment

The proposed variation:

- Does not alter the use, which remains ancillary (as secured by Condition 3)
- Does not affect amenity, scale, or layout
- Maintains compliance with the original planning intent

Instead, it represents a material enhancement to the design approach.

8. Conclusion

This application seeks a minor amendment to approved plans to revise the external materials of the annex.

The changes:

- Improve the building's rural and subservient character
- Enhance its relationship with the Grade II Listed Building
- Result in a more appropriate and contextually sensitive design

The proposal remains fully compliant with the objectives of the original permission and represents a positive design evolution.

Accordingly, it is respectfully requested that Condition 2 be varied to allow the development to be carried out in accordance with the revised drawings.