

Development Services
Wiltshire Council
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07 May 2026

Dear Sir/Madam

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

Application No:	PL/2026/01727
Proposal:	Discharge of conditions 3 (Details of Proposed Opening) and 4 (Widen Openings and Joinery Details) relating to application PL/2025/03012
Site Address:	Rectory House, Ogbourne St George, Marlborough, SN8 1SL
On Behalf Of:	Mr & Mrs A. Charlton Rectory House High Street, Ogbourne St George, Wiltshire, SN8 1SL

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 13 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Prior to the creation of a new doorway between the existing bathroom and bedroom, hereby approved in accordance with plan ref. 23/409/02 Rev H, details of the proposed bathroom opening shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before the creation of the new doorway as approved in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Details Submitted for Approval:

- Drawing ref. 23/409/C3 Rev A – Master en-suite internal door elevations and details

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

Reason for Decision:

The details submitted fulfil the requirements of the condition and are considered acceptable and appropriate for the listed building, thereby preserving its special interest.

Condition 4:

No works in relation to the widening of the door opening between the entrance lobby and dining areas and replacement with glazed doors, and the widening of the passage between the kitchen and dining shall be undertaken until the internal elevations of the wall, showing the new glazed doors, and the widened openings, as well as the joinery details, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before any works to the door opening and passage in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Details Submitted for Approval:

- Drawing ref. 23/409/C4 Rev A – Internal elevations

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

Reason for Decision:

The details submitted fulfil the requirements of the condition and are considered acceptable and appropriate for the listed building, thereby preserving its special interest.

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.