



The Town and Country Planning Act 1990

Notice of Planning Permission for Variation/Non-Compliance with a condition imposed on an earlier permission

Application Reference Number: PL/2026/01624

Decision Date: 11/05/2026

Applicant:	The Hon Mrs Deborah Ramsbotham 14 Bennells Cottage , Oxenwood, Marlborough, Wiltshire, SN8 3NQ
Particulars of Development:	Variation of condition 2 (approved plans) on PL/2024/05543 to allow for change of window and door construction to use European Oak and to avoid using a Slimline double glazed unit
At:	Bennells Cottage, 14, Oxenwood, Marlborough, SN8 3NQ

In pursuance of their powers under the above Act, the Council hereby GRANT PLANNING PERMISSION for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with any condition(s) specified hereunder:-

- 1** The development hereby permitted shall be begun before the expiration of three years from the decision date of the original permission PL/2024/05543 (18/10/2024).

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan. Rev A. (Received 13 September 2024)
- Proposed Site Plan. Rev A. (Received 13 September 2024)
- Gate Details. Rev B. (Received 13 September 2024.)
- Existing and Proposed Gate Details *1106 B* (Received 13 September 2024)
- Proposed West Elevation *1105* (Received 25 July 2024)
- Proposed East Elevation *1101. (Received 25 July 2024)
- Proposed North Elevation *1102* (Received 25 July 2024)
- Proposed South Elevation *1103* (Received 25 July 2024)
- Proposed South Elevation Alley *1104* (Received 25 July 2024)
- CASEMENT WINDOW AND DOOR DETAILS dated 25th March 2026 (Received 27/03/2026)
- Replacement Windows and Doors Details at Bennells, Oxenwood March 2026 (Received 27/03/2026)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The replacement gates hereby approved, indicated at Gate 1 and Gate 2 on the approved plans, shall open inwards only and not outwards into the public highway and shall be maintained as such in perpetuity.

REASON: In the interests of highway safety.

Informative

- 4** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 5** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 6** The applicant should note that no construction / demolition vehicle access may be taken along footpath TIFO5 without prior consultation with the Rights of way Countryside Access Officer (rightsofway@wiltshire.gov.uk). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

Informative

- 7** The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way TIFO5 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk