

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

11 May 2026

Dear Sir/Madam

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

Application No:	PL/2026/02621
Proposal:	Discharge of conditions 3 (Material Specification), 4 (Sample), 5 (Survey of the Affected Roof) and 6 (Edge of the Proposed Conservatory Roof) relating to application PL/2025/08906
Site Address:	Ashbys, Tytherington, Warminster, BA12 7AE
On Behalf Of:	Mr & Mrs C Hocken Ashbys Tytherington, Tytherington, Wiltshire, BA12 7AE

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 23 April 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3

No development above slab level shall commence on site until full details and samples of the salvaged natural stone and clay plain tiles to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Should new natural stone and clay tiles be required, full details and samples of the materials to be used on the development shall also be submitted to and approved in writing by the Local Planning Authority prior to development above ground floor slab level. Development shall be carried out in accordance with the approved details.

Photos of the proposed reclaimed tiles have been submitted. The tiles are Edilians Phalempin Plain clay roof tile (sourced 110) and a photograph of a stone panel, constructed from salvaged stone, has been submitted.

The proposed stone is a salvaged local stone, as confirmed by the agent in their email of 8 May 2026.

These details are considered acceptable and therefore the condition is discharged. Please ensure that the panel remains in situ for reference/comparison during the course of the works.

Condition 4

No development above slab level shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed 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.

Photographs of the stone panel have been submitted. These details are considered acceptable and therefore the condition is discharged. Please ensure that the panel remains in situ for reference/comparison during the course of the works.

Condition 5

No development of the extension hereby approved, shall commence on site above slab level, until a full survey of the affected roof (rear roof slope) following the removal of the existing tiles has been submitted to and approved in writing by the local planning authority.

If any repairs are needed to the existing roof structure, a full repair specification shall be submitted to and approved in writing by the local planning authority prior to those repair works being undertaken. The repair works shall be carried out in full compliance with the approved repair specification.

The agent has submitted photographs of the roof that is affected by the proposals and has confirmed that the roof has clearly been overhauled and is in good condition such that no repairs are required. As such, the condition is discharged.

Condition 6

Notwithstanding the approved drawings, no development above slab level shall commence on site until details of the following have been submitted to and approved in writing by the Local Planning Authority:

Detail through the edge of the proposed conservatory roof at a scale of 1:10

A drawing titled 'edge detail, at 1:10 scale and dated April 2026 has been submitted. The detail is considered acceptable and therefore the condition is discharged. Please ensure that the development proceeds in accordance with this approved detail.

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.