

3rd June 2026

Dear Sir/Madam

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

Application No:	PL/2026/02228
Proposal:	Discharge of condition 3 (Garden Wall Material) relating to application PL/2024/06546.
Site Address:	Calcutt Farmhouse, Calcutt, Swindon, SN6 6JR
On Behalf Of:	Paul Vincent

I refer to your application for the discharge of condition(s) attached to the above listed building consent application dated on 02 April 2026.

After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3: No works to rebuild the garden wall shall be undertaken until a sample panel not less than 1 metre square to show the proposed brick bonding, mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority. The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Details Submitted for Approval: The material sample panels and details in application form. Including:

- A photograph of brick sample panel in a English Garden Wall bond style and using lime-based mortar.
- Application Form Details - *Panel approx. 160cm long and 65cm tall constructed of reclaimed red rubber bricks using a hybrid English Garden Wall bond copied from the existing wall. A single unused "red rubber" brick supplied by Imperial Bricks Ltd and weathered adjacent to the existing wall for 3 years is also incorporated in the panel. The bricks are laid on mortar comprised of 1 part by volume hydraulic lime (NHL3.5) and one part yellow building sand, and pointed using the "raked" (recessed) pointing style to match that of the existing.*

Decision: The details submitted in relation to this condition are approved and the condition is discharged.

Reason for Decision: The Discharge of Condition is based on the brief schedule and photographs which respond appropriately to the condition requirements.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice Ref. PL/2024/06546.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.