



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/02683
Decision Date: 06/07/2026

Applicant:	Mr Ian Taylor Bishopstrow House Boreham, Warminster, Wiltshire, BA12 9HH
Particulars of Development:	Vary Condition 2 on PL/2025/06091 Demolition of existing outdoor pool and associated walls and replacement with new rectangular outdoor pool. Altering and extending hard and soft landscaping, and proposing new spa facilities.
At:	Bishopstrow House, Boreham, Warminster, BA12 9HH

In pursuance of its 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 the following conditions:

- 1 The development hereby varied shall be carried out in accordance with the following approved plans and documents:

Outdoor Pool Location Plan DWG No 1501 300 B, Outdoor Pool Site Plan with Existing Parking DWG No 1501 301 B, Outdoor Pool Existing Block Plan DWG No 1501 302 B, Outdoor Pool Existing Plan DWG No 1501 303 B, Outdoor Pool Site Existing Sections 1 of 2 DWG No 1501 304 B, Outdoor Pool Site Sections as Existing 2 of 2 DWG No 1501 305 B, Outdoor Pool Dining Domes Plan and Elevation DWG No 1501 306 B, Outdoor Pool Existing Bar Pavilion DWG No 1501 307 B, Outdoor Pool Demolition Plan DWG No 1501 310 B, Outdoor Pool - Site Elevations Showing demolitions 1 of 2 DWG No 1501 311 B, Outdoor Pool Site Elevations Showing Demolitions 2 of 2 DWG No 1501 312 B, Outdoor Pool Site Proposed Elevations 1 of 2 DWG No 1501 318 B, Outdoor Pool Proposed Site Elevation 2 of 2 DWG No 1501 319 B, Outdoor Pool Spa Pavilion and Dispense Bar Elevations - Proposed DWG No 1501 320 B, Outdoor Pool Existing Change Room Pavilion Hot Tubs and Pavilion DWG No 1501 321 B, Outdoor Pool Proposed Plan with 2018 Historic Fabric 1 of 2 DWG No 1501 322 B, Outdoor Pool

Proposed Plan with 2018 Historic Fabric 2 of 2 DWG No 1501 323 B Plans
Received 18.07.2025

Landscape Proposals DWG No NPA 11235 3001 S4 P04, Hard and Soft
Landscape Specification DWG No NPA 11235 3001 S4 P04, Plans Received on
14.08.2025.

Revised & Additional Plans: 1501 300C Location Plan, 1501 315C Site plan
showing proposed parking, 1501 316C Proposed block plan, 1501 317C Proposed
plan, 1501 440A Outdoor pool restaurant, proposed west elevation, 1501 435A
Revised Spa Pavillion Plan, 1501 436A Revised Spa Gym elevation, 1501 437A
Sauna Cabana plan & proposed elevations received on 24.04.2026. 1501 438B
Treatment Cabana plan & proposed elevations, 1501 439B Food & beverage
cabana proposed elevations, 1501 441A South of site elevation received on
26.05.2026.

Planning application form, Design & Access Statement received on 24.04.2026.

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

- 2** The development shall be carried out in strict accordance with the following documents:

- Ecological Impact Assessment, 07/07/2025, Nicholas Pearson Associates
- Outdoor Pool - Location Plan, July 2025, Aaron Evans Architects
- Landscape Proposal, 16/06/2024, Nicholas Pearson Associates
- Outdoor Pool – Plan as Proposed, July 2025, Aaron Evans Architects
- Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan, Revision A, 31/07/2024, Hillside Trees Ltd.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 3** No external lighting shall be installed on site until a lighting plan that includes a Lux Plot, is submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds, bats, badger, amphibians and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nic Thomas - Director of Planning, Economy and Climate

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