

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

09 July 2026

Dear Sir/Madam

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

Application No:	PL/2026/02896
Proposal:	Discharge of condition 7 (structural staircase details) of PL/2025/05149.
Site Address:	The Masters Lodge, Marlborough College, Bath Road, Marlborough, SN8 1NW
On Behalf Of:	Marlborough College Bath Road, Marlborough, Wiltshire, SN8 1PA

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 20 May 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 7:

No works in relation to the installation of the new section of staircase hereby approved shall be undertaken until full details of any structural upgrade works that provide support for the staircase extension to the attic level have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the preservation of the listed building and the character and appearance of the conservation area.

Details Submitted for Approval:

- Method Statement, Doc.ref. 107RAMS 1st issue dated 23/02/2026 – Masters Lodge – Flat Roof Steels
- Method Statement, Doc.ref. 107RAMS Rev A dated 24/04/2026 – Masters Lodge – Stair Carriages
- Method Statement – Doc.ref. 7510 – Pad Stones Masters Lodge
- Drawing no. G [1] – STAIR A - STEELWORK SETTING OUT
- Drawing no. G [2] – STAIR A - 3D VIEWS
- Drawing no. 25036-SFK-ML-ZZ-DR-S-1241 C2 – STAIR A NEW STAIRCASE 1st - 2nd PLANS AND SECTIONS

- Multi-Turn Timber Staircases – Q97811 – 1st-2nd (Rev B)

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

Reason for Decision:

The submitted information confirms the required structural upgrades to the building to enable the existing central staircase to be extended from the first to second floors, along with method statements for installation of the supporting steelwork. This confirms the details have been clearly considered to ensure the structural integrity of the building and staircase as existing, whilst enabling the upgrade required to support the staircase, to preserve the special interest of the listed building, its fabric and features of significance.

This letter acts as official confirmation that the condition has been discharged, 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.