

Wiltshire Council
Planning Services
By email only

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Bodenham
Salisbury
SP5 4EN

9th July 2026

Dear Sir or Madam,

Alterations to Wiltshire College, College Road, Trowbridge BA14 0ES

LAWFUL DEVELOPMENT CERTIFICATION IN RELATION TO PERMITTED DEVELOPMENT FOR OVER-CLADDING EXISTING BUILDINGS (PART 7 CLASS M)

I am pleased to enclose for your consideration an application for a Lawful Development Certificate (LDC) relating to a proposal at Wiltshire College, Trowbridge. The applicant intends to make alterations to a number of the college buildings involving over-cladding and alterations to the size of fenestration.

The works are Permitted Development by virtue of Part 7, Class M of the General Permitted Development Order (GDPO), and therefore a planning permission for works is not required. Our analysis of the proposals against the requirements of Part 7, Class M is set out below:

GPDO Requirement	Analysis:
M.1 Development is not permitted by Class M-	
a) If the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of – i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on the relevant date; or ii) 250 square metres	Addition of cladding will not add to the footprint of the college.

b) In the case of a university, prison, or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises; ba) in the case of a school, where any land adjacent to the site is used for a purpose within part C of the Schedule of Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land	The development will be further than 5 metres away from the boundary.
c) If, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in the use could no longer be so used;	N/A - No land used as a playing field in the 5 years prior to development.
d) If the height of any new building erected would exceed – i) If within 10 metres of a boundary of the curtilage of the premises, 5 metres; or ii) In all other cases, 6 metres;	N/A – no new buildings are being erected.
da) if the height of any rooftop structure would exceed 1.5 metres	No rooftop structures are being erected.
e) If the height of the building as extended or altered would exceed – i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or ii) in all other cases, the height of the building being extended or altered;	NA - Height of building is not being altered or extended and building is more than 10m from all boundaries of the curtilage.
f) if the development would be within the curtilage of a listed building; or	Not a listed building or within the curtilage of one.

g) unless – i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education; ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services; iii) in the case of prison buildings— aa) the predominant use of the existing buildings on the premises is for the confinement of prisoners; and bb) in the case of a closed prison, the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on the relevant date	The predominant use of the existing buildings are the provision of education.
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M.2. Development is permitted by Class M subject to the following conditions -	
(a) the development is within the curtilage of the existing school, college, university, prison or hospital	The development is within the curtilage of the existing college.
(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital	The development will only be used for the purpose of the college.
(c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;	N/A - No new building is being erected and not article 2(3) land.
(d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a	N/A - Not on article 2(3) land.

similar external appearance to those used for the building being extended or altered;	
(e) where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;	N/A – not a school building.
(f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applied to the local planning authority for a determination as to whether the prior approval of the authority will be required as to – i) transport and highways impacts of the proposed development ii) the design and external appearance of the erection, extension or alteration; or iii) the impact of the development on heritage and archaeology;	N/A – not a university building.
(g) an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);	N/A – not required under paragraph (f).
(h) development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date;	N/A – not approved pursuant to an application under paragraph (f).
(i) where proposed development under Class M relates to the erection, extension or alteration of an open	N/A – not an open prison building.

prison building, before beginning development the developer must— i) assess the contamination and flood risks of the development ii) identify measures to reduce, as far as practicable, any contamination or flood risks of the development; iii) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph M.2B (procedure for prior consultation under Class M); and iv) provide written notification to the local planning authority of the proposed development with the documents and information listed in sub-paragraph (j);	
(j) the documents and information specified in sub-paragraph (i)(iv) are— (i) a written description of the proposed development; (ii) a plan indicating the site and showing the proposed development; (iii) a drawing, prepared to an identified scale, showing— (aa) in the case of a building to be erected, the proposed external dimensions and elevations of that building; and (bb) in the case of a building to be extended or altered, the external dimensions and elevations of that building both before and after the proposed extension or alteration; (iv) the proposed commencement date; (v) written confirmation that development will not take place on any land used as a playing field, and	N/A – not required to provide written notification as not an open prison building.

remaining in that use, at any time in the 5 years before the proposed commencement date; (vi) the developer's contact address; and (vii) the developer's email address if the developer is content to receive communications electronically	
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The LDC application is supported by the following plans:

- 1029-BPA-ED-ZZ-DG-AR-1001 Location Plan
- 1029-BPA-ED-ZZ-DG-AR-1002 Site Plan
- 1029-BPA-ED-ZZ-DG-AR-1010 Existing Elevations A-D
- 1029-BPA-ED-ZZ-DG-AR-1011 Existing Elevations 1-13
- 1029-BPA-ED-ZZ-DG-AR-1012 Existing Elevations 20-37
- 1029-BPA-ED-ZZ-DG-AR-1020 Proposed Elevations A-D
- 1029-BPA-ED-ZZ-DG-AR-1021 Proposed Elevations 1-13
- 1029-BPA-ED-ZZ-DG-AR-1022 Proposed Elevations 20-37
- 1029-BPA-ED-ZZ-DG-AR-1030 CGI
- 1029-BPA-ED-ZZ-DG-AR-1031 Proposed PPC Colours
- 1029-BPA-ED-ZZ-DG-AR-1032 Precedent
- 1029-BPA-ED-ZZ-DG-AR-1040 Outline Section

I trust that the enclosed information is sufficient to confirm that the proposals are lawful. Please contact me should you require any further information.

Yours faithfully

Eleanor King

Eleanor King BA (Hons) MSc MRTPI

Associate

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