

3 August 2026

Project/File: 333102056/A3

via Planning Portal

Helena Carney
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Helena,

Reference: Application for S19 Variation to Condition 2 (Approved Plans) of Listed Building Consent reference PL/2025/05149

We write on behalf of Marlborough College in relation to our application made pursuant to Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the '**S19**'), seeking approval of variations to the development approved under the Listed Building Consent reference PL/2025/05149 (the '**LBC**').

Context

Planning permission and Listed Building Consent were granted for development of the following description (the '**Development**') under application reference PL/2025/05078 and PL/2025/05149 respectively (both dated 16 December 2025).

Change of Use of the Master's Lodge (Grade II listed) to ancillary educational facility, including internal alterations to facilitate use as a day house for pupils, with associated refurbishment works

Condition 2 of the LBC specified the approved plans and documents. Our proposed plans list for the amended Condition 2 is contained within **Appendix A** of this letter.

Proposal

This application seeks to amend the approved plans of Condition 2 to account for proposed alterations to the approved scheme which have been necessitated for reasons of safety, improved maintenance access, and as detailed designs have progressed. These alterations comprise the following (hereafter referred to as the '**Amendments**');

External

Roof Plan

- Addition of an access hatch to Roof 1
- Addition of an access hatch to Roof 4

Reference: Application for S19 Variation to Condition 2 of Listed Building Consent reference PL/2025/05149

- Addition of two rooflights to Roof 7

Internal

Ground Floor Plan

- Existing column retained in C.04, with proposed walls adjusted accordingly
- Note added for alterations to existing Stair A
- Addition of a riser cupboard and riser boxing in G.17
- Removal of proposed riser cupboard in C.05
- Removal of proposed secondary glazing in C.05

First Floor Plan

- Notes added for alterations to existing Stairs A and C
- Rooms 1.06 and 1.07 changed to a small laundry room and a folding room respectively
- New door added to C.11 for fire separation

Second Floor Plan

- Note added for alterations to existing Stair C

Ground Floor Demolition Plan

- Column retained

First Floor Demolition Plan

- Note added for alterations to existing Stair C
- Extent of demolition to shower enclosure in room 1.11 clarified

Second Floor Demolition Plan

- Note added for alterations to existing Stair C

Section A

- Notes added for alterations to existing Stairs A and C

Section B

- Note added for alterations to existing Stair A

Section C

- Room use amended to align with plans

Existing and Proposed Stair Sections

- Notes added for alterations
- Glazing shown in position on existing spindles

Other Updates

- First floor fire strategy and door schedules updated to align with proposed layout amendments (for information only)
- New drawing issued for Stair C balustrade upgrades

Reference: Application for S19 Variation to Condition 2 of Listed Building Consent reference PL/2025/05149

Assessment

S19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 allows for applications to be made for the variation or discharge of conditions relevant to any Listed Building Consent which has been granted.

Listed Building Consent has been granted under application reference PL/2025/05149. This proposed variation falls within the description of the approved LBC.

Principle of Development

As above, Listed Building Consent has been granted, and this application proposes minor variations to the approved plans which fall entirely within the approved description of development. The principle of development is established by the LBC. Only those amendments provided above should be subject to consideration.

Heritage Impact

A Heritage Technical Note has been submitted as part of this S19 which assesses the impact of the proposed Amendments on the significance of the Listed Building.

The Amendments are considered to provide the same level of harm, at the low end of less than substantial", as was deemed acceptable under the LBC.

Submission

This application comprises the following:

- Application Form (dated 3 August 2026)
- Covering Letter (dated 3 August 2026)
- Heritage Technical Note (July 2026)
- Existing Stairs Structural Report (25036/R02), SFK Consulting
- Architectural Drawings

Kendall Kingscott

- Demolition Ground Floor Plan (241108-1261 P05)
- Demolition First Floor Plan (241108-1262 P05)
- Demolition Second Floor Plan (241108-1263 P05)
- Proposed Ground Floor Plan (241108-1411 P12)
- Proposed First Floor Plan (241108-1412 P08)
- Proposed Second Floor Plan (241108-1413 P06)
- Proposed Roof Plan (241108-1414 P04)

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- Proposed Section A-A (241108-1550 P06)
- Proposed Section B-B (241108-1551 P06)
- Proposed Section C-C (241108-1552 P05)
- Existing and Proposed Stairs Section 1-1 (241108-1570 P02)
- Existing and Proposed Stairs Section 2-2 (241108-1571 P02)
- Existing and Proposed Stairs Section 3-3 (241108-1572 P01)
- Fire Strategy - First Floor (241108-2202 P03)
- Internal Door Schedule Existing (241108-5200 P04)
- Internal Door Schedule Proposed (241108-5201 P04)

SFK Consulting

- RM 1.10 Floor Beams (25036-SFK-SK-010526-1)
- Extg Beam Replacement Over G11 Brew (25036-SFK-SK-290426-01)
- Indicative Glass Balustrade Section and Elevation (25036-SFK-SK-090126-01)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-14985543).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Sincerely,

Stantec UK Limited

James Taylor

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Planner
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c. Emily Taylor (Stantec)

Appendix A – Condition 2

This application seeks to amend Condition 2 as below:

2. *The development hereby permitted shall be carried out in accordance with the following approved plans and documents:*

- *External Sketch Visuals - Sheet 1 241108-510 P01*
- *External Sketch Visuals - Sheet 2 241108-511 P01*
- *Site Location 241108-1000 P01 Existing Site Plan 241108-1240 P03*
- *Existing Basement Floor 241108-1250 P02*
- *Existing Ground Floor 241108-1251 P02*
- *Existing First Floor 241108-1252 P03*
- *Existing Second Floor 241108-1253 P03*
- *Existing Roof Plan 241108-1254 P02*
- *Demolition - Basement Floor 241108-1260 P03*
- *Demolition - Ground Floor 241108-1261 ~~T03~~ P05*
- *Demolition - First Floor 241108-1262 ~~P04~~ P05*
- *Demolition - Second Floor 241108-1263 ~~P04~~ P05*
- *Demolition - Roof Plan 241108-1264 P01*
- *Proposed Site Plan 241108-1400 P03*
- *Proposed Basement Floor 241108-1410 P05*
- *Proposed Ground Floor 241108-1411 ~~P11~~ P12*
- *Proposed First Floor 241108-1412 ~~P06~~ P08*
- *Proposed Second Floor 241108-1413 ~~P05~~ P06*
- *Proposed Roof Plan 241108-1414 ~~P03~~ P04*
- *Existing Elevations - Sheet 1 (Masters Lodge) 241108-1300 P05*
- *Existing Elevations - Sheet 2 (Masters Lodge) 241108-1301 P05*
- *Existing Elevations - Sheet 3 (Old Bursary) 241108-1302 P01*
- *Existing Elevations - Sheet 4 (Old Bursary) 241108-1303 P01*
- *Existing Section A-A 241108-1350 P04*

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- Existing Section B-B 241108-1351 P04
- Existing Section C-C 241108-1352 P04
- Existing Section D-D 241108-1353 P04
- Proposed Elevations - Masters Lodge Sheet 1 241108-1500 P06
- Proposed Elevations - Masters Lodge Sheet 2 241108-1501 P06
- Proposed Elevations - Old Bursary Sheet 1 241108-1502 P02
- Proposed Elevations - Old Bursary Sheet 2 241108-1503 P02
- Proposed Section A-A 241108-1550 ~~P05~~ P06
- Proposed Section B-B 241108-1551 ~~P05~~ P06
- Proposed Section C-C 241108-1552 ~~P04~~ P05
- Proposed Section D-D 241108-1553 P05
- Proposed Section E-E 241108-1554 P01
- Existing and Proposed Stair Section 1-1 241108-1570 ~~P01~~
- Existing and Proposed Stair Section 2-2 241108-1571 ~~P01~~
- Existing and Proposed Stair Section 3-3 241108-1572 P01
- Basement Fire Strategy 241108-2200 P02
- Ground Floor Fire Strategy 241108-2201 T02
- First Floor Fire Strategy 241108-2202 ~~P02~~ P03
- Second Floor Fire Strategy 241108-2203 P02
- Basement Ceiling Plan 241108-2500 P01
- Ground Floor Ceiling Plan 241108-2501 P03
- First Floor Ceiling Plan 241108-2502 P03
- Second Floor Ceiling Plan 241108-2503 P03
- G.04 Sliding Partition Detail 241108-3200 T03
- B.03 Window Elevation 241108-3210 P01
- B.06 Window Elevation 241108-3211 P01
- Internal Elevations - G.01 & G.02 241108-4000 P01
- Internal Elevations - 1.04 Collaborative Working 241108-2613 P01

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- Existing Door Schedule 241108-5200 ~~P03~~ P04
- Proposed Door Schedule 241108-5201 ~~P03~~ P04
- Existing drainage + services layout C-1501 T1
- Existing layout local to Masters Lodge C-1502 T1
- Extg layout from M. Lodge to SW Outfall C-1503 T1
- Proposed layout local to Masters Lodge C-1506 T4
- Drainage Details - Sheet 1 C-1510 T2
- Proposed Basement Layout 25036-SFK-ML-B1-DR-S-1201 P1
- Proposed Ground Floor Layout 25036-SFK-ML-GF-DR-S-1202 P1
- Proposed First Floor Layout 25036-SFK-ML-01-DR-S-1203 P1
- Proposed Second Floor Layout 25036-SFK-ML-02-DR-S-1204 P1
- Proposed Roof Layout 25036-SFK-ML-RL-DR-S-1205 P1
- Typical Sections 25036-SFK-ML-ZZ-DR-S-1211 P1
- RM 1.10 Floor Beams (25036-SFK-SK-010526-1)
- Extg Beam Replacement Over G11 Brew (25036-SFK-SK-290426-01)
- Indicative Glass Balustrade Section and Elevation (25036-SFK-SK-090126-01)
- ~~Fire Strategy Plans Proposed Basement Floor Plan 241108-1410 P01 V1~~
- ~~Fire Strategy Plans Proposed Ground Floor Plan 241108-1411 P07 V1~~
- ~~Fire Strategy Plans Proposed First Floor Plan 241108-1412 P02 V1~~
- ~~Fire Strategy Plans Proposed Second Floor Plan 241108-1413 P01 V1~~
- Historic Environment Desk-Based Assessment (June 2025) V2 FINAL
- Appendices A-D
- Appendices E-F
- Appendices G-H
- Heritage Technical Note August 2025 1.0
- Marlborough College Masters Lodge Bat Survey Report 28 November 2025 DWE 1041
- Design & Access Statement 241108-100 P01
- Master's Lodge Marlborough College Feasibility Study - P02

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• ~~Fire Strategy Report~~

• Transport Statement 425.066756.00001 01

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