

Mr P Walker
C/O Agent

Development Services
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20th August 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2023/07459
Proposal:	Discharge of conditions 4 - Material Details, 5 - Granary Method Statement, 6 - Joinery Details, Rainwater Details, Eaves & Verges and Gates Details PL/2022/07671 (Change of use and conversion of granary into 1 no. dwelling with associated access, parking, landscaping and private amenity space. Formation of cycle storage/bin store).
Site Address:	Granary (68m south of Sunton House), Sunton Farm, Collingbourne Ducis, SN8 3DY
On Behalf Of:	Mr & Mrs P Walker c/o Fowler Architects

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 1st September 2023. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

I can confirm that the details submitted satisfy the following condition(s) of the above planning decision, as follows:

Condition 4 – Materials

I can confirm that the material details that are identified within the submitted Materials Schedule (Condition No 3) (Fowler Architecture & Planning), which was received 19th July 2024, are acceptable and satisfy the requirements of this condition. Please ensure that the development is implemented in accordance with these approved details.

Condition 5 – Method Statement

I can confirm that the submitted Method Statement, ref: Method Statement for Repair & Conservation of Granary Number 2 (Gerald Steer), which was received 1st September 2023, is acceptable and satisfies the requirements of this condition. Please ensure that the development is implemented in accordance with these approved details.

Condition 6 – Joinery/Architectural Details

I can confirm that the architectural details that are identified on the following plans:

Ref: Nature Vent manufacturer details. Received – 01.09.2023

Ref: 210942-300 – Window Door Details. Received – 01.09.2023

Ref: 210942-301 – Window/Door Elevations 1. Received – 01.09.2023

Ref: 191015-302 – Window/Door Elevations 2. Received – 01.09.2023

Ref: 210942-303 – Window/Door Elevations 3. Received – 01.09.2023

Ref: 210942-306 – Door Details. Received – 01.09.2023

Ref: 1210942-351 – Gate Details. Received – 01.09.2023

Ref: 210942-350 Rev A – Eaves & Verge Detail. Received – 19.07.2024

Ref: 1233.G2.01 Rev A – Floor Plan & Section A-A. Received – 27.11.2023

Ref: CR_CRSF_LS_B Rev B – The Conservation Roof Light (Sheet 1 of 1). Received – 01.09.2023

Ref: Email from agent dated: 27th Nov 2023

are acceptable and satisfy the requirements of this condition. Please ensure that the development is implemented in accordance with these approved details.

Nutrient Neutrality:

Since planning permission was granted for this scheme (under ref: PL/2022/07671), the Council has changed its strategic mitigation strategy regarding phosphate impact for the River Avon SAC which results from additional housing in the catchment. The mitigation is no longer collected via CIL and instead, site specific mitigation for all applications introducing additional households (and thus impact) into the system is now being secured. This scheme was caught by this change at this Discharge of Condition (DoC) stage and this has led to significant delay for the determination of this DoC application. The mitigation was however secured by Section 111 agreement and payment for the necessary mitigation credits was made on 7th August 2026. This matter has therefore been resolved and the conditions can now be agreed and issued accordingly.

This letter acts as official confirmation 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 planning permission 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 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. 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 planning permission or the reasonableness of imposing the condition itself.