

Our Ref: 14164

1 March 2021

Swindon Borough Council  
Planning Department  
Swindon Borough Council  
Civic Offices  
Euclid Street  
Swindon  
SN1 2JH

Dear Sir or Madam,

**Re: S/20/0192 & S/LBC/20/0196 - Haydon Farm, Haydon End Lane, Haydon Wick, Swindon**

Please accept this letter as part of the applications submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). This application is to amend condition 2 on both permissions with regard to the plans for Swallow Cottage and the Brewhouse. Specifically, the reference to drawing 2053 210 Rev A, is to be replaced with references to the below drawings, submitted as part of this application:

- Swallow Cottage and the Brewhouse – Plans – Drawing No. 0041 PA 100
- Swallow Cottage and the Brewhouse – Sections and Elevations – Drawing No. 0041 PA 200

A heritage statement in support of the proposed changes has been commissioned and will be submitted at a later date.

The changes that are proposed to Swallow Cottage and the Brewhouse are as follows:

- Changes to the internal layout of the dwellings.
- Changes to the design and layout of the windows at the front and rear elevations.

- Changes to the building materials in a section of the front elevation through addition of stone.
- Reducing the number of doors to access the dwellings, removing the fixed closed door originally approved for unit B. Replacing the fixed closed door with windows.
- Removal of the void at the first floor of unit A, increasing the bedroom space and allowing for two store rooms to be created.

No changes are proposed to the floor area and the number of bedrooms for each dwelling. Aside from the changes to Swallow Cottage and the Brewhouse, no other changes are proposed as part of these applications.

The changes to the elevations of the proposed dwellings are in keeping with the character of the other dwellings, along with ensuring that there is adequate natural light going into each dwelling.

Whilst the expiry dates for development to commence for each permission are noted on the decision notices as 17 November 2020, the Business and Planning Act 2020 has temporarily modified the aforementioned acts to extend the deadline for certain applications to commence development. This is through the addition of Section 93A and Section 18A to the Town and Country Planning Act and Planning (Listed Building and Conservation Areas) Act respectively.

Under Section 93A, *“subject to a condition which has the effect that the development to which the permission relates must be begun not later than a time falling within the period—*

*(i) beginning with the day on which section 17 of the Business and Planning Act 2020 comes into force, and (ii) ending with 31 December 2020.*

*The condition is deemed to provide instead that the development to which the relevant planning permission relates must be begun not later than 1 May 2021.”*

As the date this section came into force was 19 August 2020, application S/20/0192 benefits from the extension of the deadline.

Under Section 18A *“subject to a condition which has the effect that the works to which the consent relates must be begun not later than a time falling within the period—*

*(i) beginning with 23 March 2020, and (ii) ending with 31 December 2020.*

*The condition is deemed to provide instead that the works to which the consent relates must be begun not later than 1 May 2021.”*

Given that both applications are within the periods specified above, the deadline for the commencement of development in this instance is 1 May 2021, rather than 17 November 2020. As such, the relevant conditions can still be varied prior to the deadline for development to commence.

It is also noteworthy that permission S/20/0192 has commenced and thus remains extant in any event. The works to the Listed Building have not commenced at this time but, as stated above, the deadline for works to commence has been extended by virtue of the Business and Planning Act 2020.

For the purpose of clarity, conditions 3, 4 and 11 imposed on permission S/20/0192 have been discharged. Therefore, the discharge of these conditions should be carried over if planning permission is granted by this application.

It is hoped that the information provided is sufficient to allow for the variation of condition 2 for each application. Should you have any additional questions, please do not hesitate to contact us.

Yours sincerely

**For and on behalf of Evans Jones Ltd**



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