CASE OFFICER'S REPORT

Application Reference:	PL/2023/06983 & PL/2023/07015
Site Address:	21 Milford Street, Salisbury, SP1 2AP
Date of Inspection:	N/A
Date site notice posted:	23/08/23
Date of press notice:	N/A

POLICIES

Sections 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 20 Salisbury Community Area
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment

RELEVANT PLANNING HISTORY

There is an extensive planning history within the site of which the following is of most relevance:

17/03448/FUL & 17/04111/LBC - First floor rear shop store extension & internal alterations to link 21A and 21B at ground and first floor. Change of use of 21B from drinking establishment (A4) to Retail Shop (A1) A.C 15.06.17

17/03449/ADV – New shop fascia signage and redecoration of shopfront A.C 15.06.17

ISSUES

- Principle of development including works to the listed building;
- Amenity impacts including the Conservation Area

REPRESENTATIONS

Salisbury City Council – No comments received

WC Conservation Officer – No objection with comments received stating:

I have no objection to the installation of the security shutter to cover the doorway. It would be recessed and would be of an open-grid arrangement (with clear polycarbonate inserts) and as such would have a traditional character. I consider the proposals would preserve the special interest of the building in accordance with Section 66 of the PLBA Act 1990, and would not

have an adverse impact on the conservation area, in accordance with Section 72 of the same act.

Historic England – No comment but advised to seek the views of the Council's Conservation Officer.

Third Party Representations – None received

Site Description

The application site relates to the ground floor of the retail unit known as 21 Milford Street occupied by Greenfields with the historic core of the Salisbury Conservation Area within the centre of Salisbury in a prominent location. The building 21 Milford Street forms part of 21A and 21B Milford Street and is grade II* listed.

Proposal

Planning permission and listed building consent are sought for the installation of a new security shutter to the main entrance.

ASSESSMENT

Principle of development including works to the listed building

The application site relates to the ground floor of the retail unit known as 21 Milford Street occupied by Greenfields with the historic core of the Salisbury Conservation Area within the centre of Salisbury in a prominent location. The building 21 Milford Street forms part of 21A and 21B Milford Street and is grade II* listed.

Planning permission and listed building consent are sought for the installation of a new security shutter to the main entrance.

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Core Policy 58 of the WCS states development should protect, conserve and where possible enhance the historic environment.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The design of the shutter shall be a punched metal shutter to be recessed with clear polycarbonate infill panels within the existing metal cut outs. The design of the shutter has been selected to minimise the impact upon the listed building and street scene and will be powder coated brown to match the existing fenestration. Furthermore the design has been chosen to retain a view of the entrance doors and shop beyond the shutter in order to prevent a closed off and unattractive screen across the entrance doorway. The Council's Conservation Officer has commented on this proposal (as detailed within the consultee response section of this report) and has returned comments of no objection to this proposal.

Based on the comments of the Conservation Officer, officers consider the proposed shutter will preserve and enhance the appearance and setting of the grade II* listed building in accordance with the requirements of Core Policy CP58 of the WCS and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Amenity impacts including the Conservation Area

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

Having regard for the comments of the Conservation Officer and the nature of the proposal, there would no adverse impact to the amenity of the area or to the wider Conservation Area that would justify the refusal of planning permission and listed building consent for this proposal.

CONCLUSION

For the reasons as outlined within this report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is considered not to be contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission and listed building consent. Therefore, planning permission and listed building consent should be granted for the development proposal.

RECOMMENDATION

Approve with conditions

For planning permission PL/2023/06983

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

DWG No: GRE-20-103 Site Location Plan and Proposed Block Plan Date Received 16.08.23
DWG No: GRE-20-102 Existing and Proposed Elevations with Shutter Image Date Received 16.08.23
DWG No: GRE-20-101 Proposed Ground Floor Plan and Section Date Received 16.08.23

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

For listed building consent PL/2023/07015

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

DWG No: GRE-20-103 Site Location Plan and Proposed Block Plan Date Received 16.08.23
DWG No: GRE-20-102 Existing and Proposed Elevations with Shutter Image Date Received 16.08.23
DWG No: GRE-20-101 Proposed Ground Floor Plan and Section Date Received 16.08.23

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