CASE OFFICER'S REPORT

Application Reference:	PL/2023/07245
Application Type:	Full planning permission
Site Inspection:	18 September 2023
Consultation ends:	05 October 2023
Case officer:	Julie Mitchell

Site Address:	2-6 High Street, Salisbury, Wilts. SP1 2NP
Proposal:	Removal and replacement of one external ATM.
Recommendation:	Approve with Conditions

Site Description
The application site is a Grade II listed building in use as a bank. It is located in Salisbury City Centre, within the Conservation Area where the immediately adjacent buildings are also listed.

Proposal
The proposal is for full planning permission to remove one of two ATM's in the north elevation fronting Bridge Street and infill the void with stone and the replace the other ATM which would be set lower in the wall for means of access.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Relevant Planning History
Various applications, none with direct relevance to the current application.

Consultation Responses

Salisbury City Council - No comment to make

Conservation Officer - The two ATMs are sited within what appears to be a former doorway that has been infilled with stone. There have been various iterations of ATM position within the masonry. The original building is one of a handful of remarkable buildings from the late C19/early C20 that were faced with Ham stone, rather than the local Chilmark stone. The proposal is uncontentious, but it is important that the vacated hole is filled with new matching stone and coursing - the doorway appears to have been filled with a Bath stone rather than Ham...but if we condition approval of a sample then it should all be fine.

Representations

No third party representations have been received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

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.

Principle of Development:
The proposal comprises external alterations to a Grade II listed building comprising the removal of one ATM and replacement of one ATM associated with the continuation of the established use as a bank. The sole issue for consideration of this full application is whether the nature of works to the Grade II listed building would cause harm to the heritage asset and whether such harm is outweighed by the public benefit.

Heritage Impacts:
The property is grade II listed requiring special attention to preservation of character and significance by the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and CP58 of the WCS.

The Conservation Officer has commented that the two ATMs are sited within what appears to be a former doorway that has previously been infilled with stone and that there have been various iterations of ATM position within the masonry. It is noted that the original building is one of a handful of remarkable buildings from the late C19/early C20 that were faced with Ham stone rather than the local Chilmark stone, the doorway appears to have been filled with a Bath stone rather than Ham.

The existing ATM are modern interventions in the external wall of the building. There can be no harm resulting from the removal of an ATM provided that the wall is reinstated in an appropriate manner. The replacement ATM has no greater impact, or harm, than the existing ATM which it would replace. The Conservation Officer confirms that the proposal is uncontentious but emphasises the importance that the wall is filled with new matching stone and coursing which can be secured by condition. The scope of works have no significance for the setting of other listed buildings or the character of the Conservation Area.

On the basis of the above, it is concluded that there is no harm to the significance of heritage assets.

Conclusion:
In conclusion, it is considered that the proposal would not cause harm to the character of the listed building, subject to the suggested condition regarding the infill stonework. Therefore the LPA can be satisfied, with due regard to the desirability of preserving the character of the LB and the guidance of the NPPF and Core Strategy Policy CP58 and requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the proposal is acceptable.

Conditions: (3)

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:

Location Plan dated 24-Aug-2023
Block Plan dated 05 Sep 2023
Existing and Proposed Elevations ISG-BB-13249-01 dated 04/09/23
Report on Proposed External Service Machine Replacement Rev A dated August 2023

REASON: In the interests of the character and fabric of the Listed Building.

3 No development shall commence on site until details of the external stonework and coursing have been submitted to and approved in writing by the Local Planning Authority. The external stonework shall undertaken in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Listed Building.