CASE OFFICER'S REPORT

Application Reference:	**PL/2023/07734**
Date of Inspection:	**None in person for this app**
Date site notice posted:	**Photos on file**
Date of press notice:	**28 September 2023, expiry 19 October 2023**
SITE ADDRESS:	**2 Spire Mews, Exeter St, Salisbury SP1 2AH**
PROPOSAL:	**Change clay tile roof covering to slate**

POLICIES

Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES

Parish Council – no response received
Ecology – No objection. Observes that:

> *Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline.*

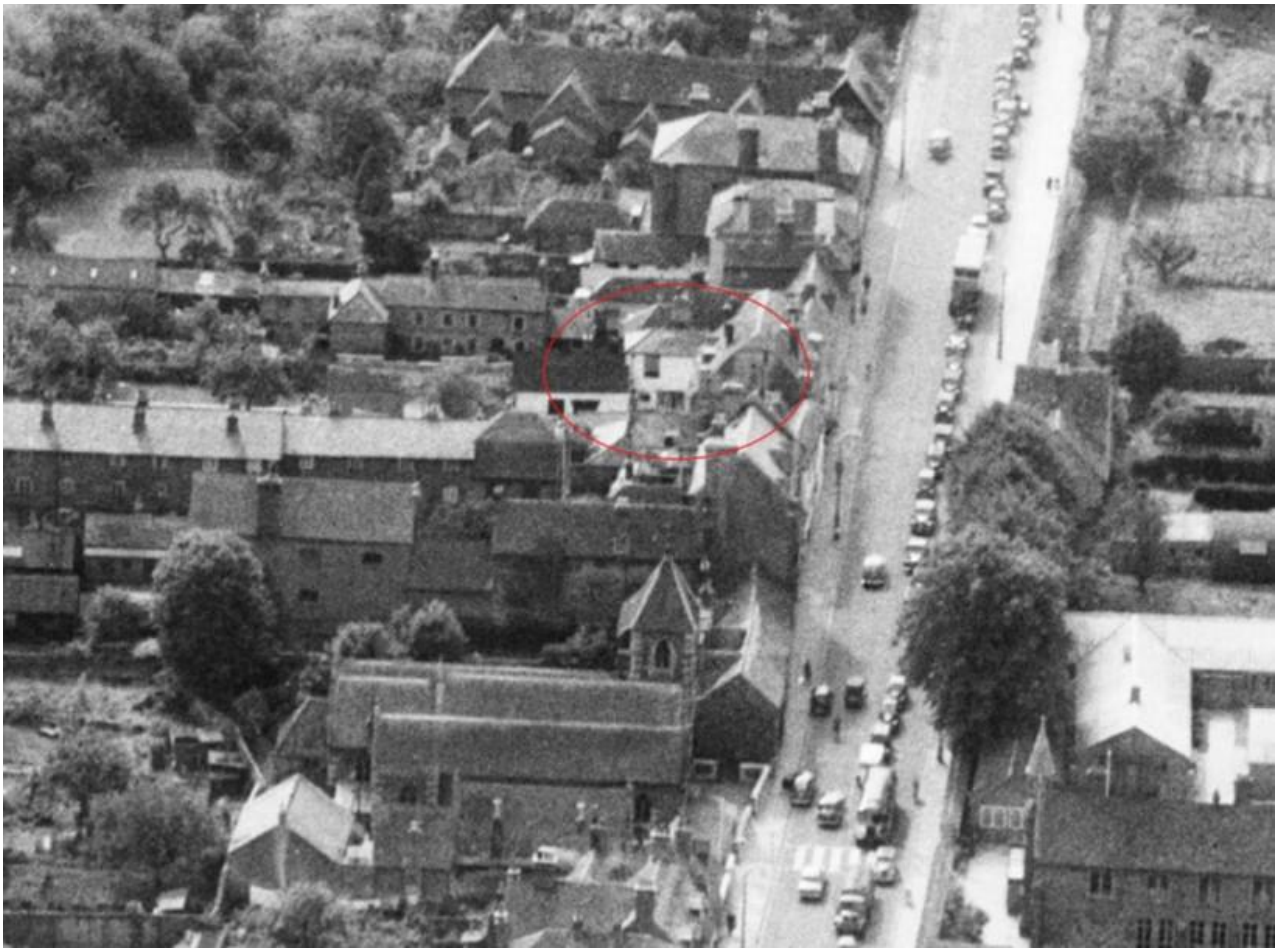
REPRESENTATIONS

None.

ASSESSMENT

Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act, and preserving or enhancing the character of conservation areas by section 72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

2 Spire Mews is part of a residential development formed from the former Crown & Anchor public house, a grade II* listed building added to the list in 1952. Planning and listed building consent were granted for the conversion in 2000 and the works were implemented shortly thereafter. The list entry for the Crown & Anchor was updated in 2016, such that the rear wing is deemed to be 'not of special interest', although it hasn't been formally excluded by the use of s.1(5A) powers available to the Secretary of State. Given the element of confusion in this regard, the proposal has been discussed with the Historic England inspector who raised no concerns. In light of the simplicity of the proposal and the need for the work, it is considered appropriate to determine this application despite the absence of certainty regarding the extent of listing (which is still being pursued).



Extract from Historic England archive photo dated 30 August 1953
(EAW051922 - Aerial Photo | Historic England)

The aerial photo appears to show a shallow pitched slate roof with a first floor sash window in painted brickwork, this is almost certainly the structure of 2 Spire Mews. The proposal is to change the roof covering from the existing tile (probably a concrete variety) to natural slate (Canadian Glendyne). The roof of 1 Spire Mews, attached to the east, is already slate.

The proposal is made in response to poor rainwater protection offered by the tiles at such a shallow pitch. In light of evidence that the building historically probably had a slate roof, and that it is too shallow to support clay tiles, the proposal would offer a visual improvement in addition to the benefits of protecting the building better from the weather, and would cause no harm to the fabric and character of the listed building and its setting. There would be no adverse impact on the CA.

CONCLUSION
It is considered that the works would preserve the character and significance of the listed building and conservation area in accordance with sections 16 and 72 of the Act, the NPPF, and CP58.

RECOMMENDATION:
Approve subject to conditions