Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2023/08892

Decision Date:

Applicant:	Mrs ALISON WHALLEY Bridge House , Salisbury Road, Coombe Bissett, Salisbury, Wiltshire, United Kingdom, SN8 2BL
Particulars of Development:	Conversion and extension of outbuilding to create two/three bedroom holiday let.
At:	BRIDGE HOUSE, SALISBURY ROAD, COOMBE BISSETT, SALISBURY, SP5 4LE

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s);-

Refusal Reason(s): (1)

1 The proposed extension and alteration of the simple outbuilding would erode the character of the existing building and have an adverse impact on the setting of Bridge House due to the noticeable increase in its scale and massing, giving rise to an over-bearing and adverse impact of the setting of Bridge House. The building, as extended, would have the appearance of a detached dwelling rather than as an ancillary building to the main dwelling on the site. There would also be the loss of some of the attractive historic fabric of the building due to the demolition of the rear wall. As such, it is considered that the proposals are contrary to sections 66 and 72 of the Planning (LBCA) Act 1990 as well as Core Policy 58 of the Wiltshire Core Strategy (WCS), which seeks to ensure that designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance. The proposal is also contrary to the aims of Policy CP57 of the WCS, which requires a high quality of design in all new developments which will enhance local distinctiveness and which respond positively to the existing landscape and townscape features of the site. The development would therefore give rise to ‘less than substantial harm’ to the Listed Building (Bridge House) and that this harm cannot be mitigated by any public benefits of the proposed development, contrary to the provisions of Section 16 of the NPPF.

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).