CASE OFFICER'S REPORT

Application Reference: PL/2023/09847 and PL/2023/10353
Application Address: 93 Priory Lodge, Brown Street, Salisbury, SP1 2BX

SITE DESCRIPTION/CONTEXT

The site is situated within the defined settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. The site is located in Flood Zone 2 with Flood Zone 3 starting on Brown Street, the highway directly to the front of the site with the River Avon is located 0.3 miles south of the application site, The site is situated within the Hampshire River Avon Catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site.

The application site is located in the conservation area of Salisbury and is a Grade II Listed terraced three-storey dwelling on the south side of Brown Street in the primary settlement of Salisbury. The site is bordered by the highway to the west, and by residential dwellings to the north, and east. To the south lies the adjoining Grade II listed building, no. 95, The Priory.

Listing: 93 Priory Lodge Brown Street List Entry Number: 1355857
BROWN STREET 1. 1594 (East Side) No 93 (Priory Lodge) SU 1429 NE 4/147 28.2.52. II GV 2. C17 altered C18 and early C19. 3 storeys, red brick on projecting plinth. Rusticated quoins. Rendered cornice and parapet. Trace of C17 masonry to rear next to No 95 (The Priory) qv. Symmetrical front. 6 windows to upper floor, sill courses and leaf carved consoles. Ground floor has yard entry to left, one window-door-and 2 windows to right. All windows have keystones, sashes, no glazing bars. Door of 6 fielded panels with C18 knocker. Plain arched fanlight. Doorcase of Doric pilasters, broken entablature and open moulded dentil pediment. Diamond medallions on frieze over pilasters. Rope swag and medallion ornament in low relief over arch. The side wall of Priory Lodge adjoining No 95 (The Priory) qv has blocked mullioned windows, probably part of No 95 (The Priory) originally.

PROPOSAL

The application is for the demolition of the rendered brick parapet and the remains of a rendered cornice, the re-construction of the parapet using brickwork to match the main (west elevation), repairs and replacements to some of the false quoin blocks and keystones on the main elevation (west elevation), removal and re-construction of two chimney stacks, as well as repairs and re-pointing to west, north and south elevations and general re-pointing of chimney stacks. Repairs and work to the site has already started prior to this planning application being submitted as immediate preventative measures had to be undertaken. The conservation officer raised a case with enforcement as the officer was concerned of the work already undergoing at the site particularly as the change to the appearance of the wall was considered visually harmful, therefore suggested that a planning application be submitted.

RELEVANT HISTORY

S/1979/0365 - USE OF GROUND FLOOR ROOMS FOR TUTORIAL PURPOSES, REMAINDER OF ROOMS FOR RESIDENTIAL PURPOSES - REFUSED

S/1982/0295 - CONVERSION TO 6 FLATS PLUS EXTENSION AT REAR OF 5 FLATS PLUS ADDITIONAL HOUSES PLUS PARKING - REFUSED

S/1982/0031LB - REFURBISHMENT OF FRONT ELEVATION, CONVERSION OF INTERIOR TO 6 PRIVATE FLATS & EXTENSION (5 FLATS) TO REAR, 2 FURTHER HOUSES AND PARKING - REFUSED

S/1982/0519 - CONVERSION & EXTENSION TO 6 FLATS & CONVERSION OF STABLE AT REAR TO 2 HOUSES & 2 NO. ADDITIONAL HOUSES AND PARKING & CONSTRUCTION & ALTERATION OF ACCESS - APPROVED

S/1982/0054LB - REFURBISHMENT OF FRONT ELEVATION, CONVERSION OF INTERIOR AND EXTENSION TO FORM 6 PRIVATE FLATS & CONVERSION OF STABLES TO 2 FLATS, 2 FURTHER HOUSES & PARKING - APPROVED

S/1982/0118LB - DEMOLITION OF WALLS & ADJACENT STABLE BUILDING TO FACILITATE EXTENSION & CONVERSION TO FLATS & DEMOLITION OF GREENHOUSE - APPROVED

S/1983/0964 - L/B APPLICATION - DEMOLISH AND CART AWAY DILAPIDATEDTIMBER SUMMER-HOUSE. DELETION OF 2 WINDOWS IN RETURN - APPROVED

S/1983/0546 - L/B APPLICATION - CONSTRUCTION OF DOORWAY INBOUNDARY WALL BETWEEN 91-93 BROWN STREET - APPROVED

S/1983/1157 - L/B APPLICATION - REARRANGEMENT OF FLOOR PLANS TO EACH OF THE THREE FLOORS - APPROVED

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
12. Achieving Well-designed places
16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy
Core Policy 20: Spatial Strategy: Salisbury Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

The Planning (Listed Building and Conservation Area) Act 1990

Section 16
Section 66
Section 72

CONSULTATION

Salisbury City Council: None received.
Neighbour/third parties: Objection by Salisbury Civic Society written by Richard Deane

The application refers to intended repointing works on various parts of the building and includes a photo of its south elevation before work started. This wall has now had a great deal of repointing work done to it, prior to submission of the application, and its appearance has radically changed, to one which is not appropriate for the listed building. The mortar colour is far too white, and it has been applied in a way which unnecessarily increased the amount of it which is visible.

The pre-application advice, quoted on the application form, refers to the 2007 repointing of the front of the listed 5 St Ann Street, very close by, and says it has a more acceptable appearance. While the two cases are not precisely comparable, given that the bricks at Priory Lodge are clearly in less good condition than those at 5 St Ann Street, the Priory Lodge repointing could certainly have been carried out with more attention paid to slightly exposing the arises of the bricks, where these retain some shape, and to preventing the straying of mortar onto the faces of the bricks.

The mortar at 5 St Ann Street was a carefully gauged mix of Wareham Washed sand and yellow builder's sand, and the resultant colour is far less strident than that used on Priory Lodge, and much more in keeping with the character of a historic building. Combined with a more judicious approach to application of the mortar, the overall effect is one where the bricks predominate, rather than the mortar.

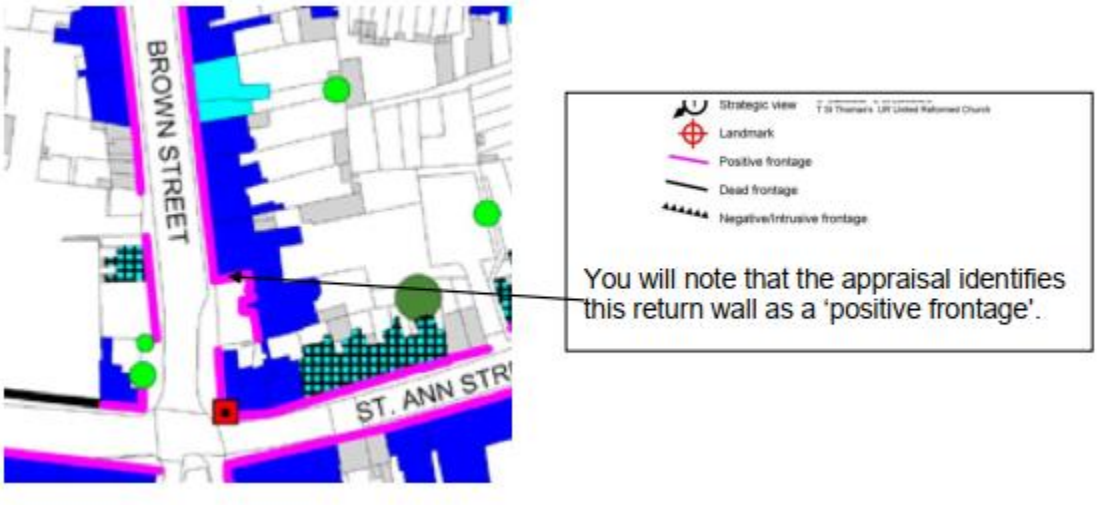
It seems unlikely that scraping back of the mortar at Priory Lodge, and the application of some toning down technique, would actually restore the wall to an appropriate appearance, and raking out of the mortar and starting again is likely to be the approach that would actually succeed.

Given the unfortunate appearance that the southern wall has taken on, it is clearly essential that any other repointing work, yet to be carried out, is approached in a different way.

Conservation Consultation - Comment and Objection to certain elements

Jocelyn Sage:

As the list description notes, the side wall adjacent to The Priory (also grade II listed) is of a different character and likely part of an earlier building. This wall is visually prominent in view of the set back of The Priory. In view of the siting and orientation, the flank wall is within the setting of The Priory. The building is also within the City of Salisbury conservation area, for which there is an adopted appraisal. The following is 'snipped' from the appraisal.



I became aware of the repointing of the side wall when walking into town. I was concerned at the change to the appearance of the wall which I considered was visually harmful and consequently raised a case with enforcement on the basis that the new pointing had changed the character of this elevation and as such, required listed building consent.

Assessment: *Whilst I welcome repairs to a listed building, they have been undertaken at a point where they are immediately necessary rather than 'pressing'. As such, this has afforded little time for any discussion/exchange of emails.*

In respect of the repointing of the side elevation, I consider the whiteness of the mortar and the method has changed the character of this elevation in a harmful way and as such, I cannot

support this element of the work. I believe it could have been more sensitively undertaken to achieve a repointed elevation that was more subdued.
Recommendation: *that the existing mortar is raked out by hand and that the wall is repointed using a lime mortar that is not so white (stone dust and/or coloured sand added. The method to be agreed at site.*

In respect of the proposed treatment for the parapet and cornice, I welcome this revised approach on the basis that this is a more authentic detailing, closer to that which was originally there (and survives elsewhere on the building). As such, this element of work would enhance the significance of the listed building.

Summary & conclusion*: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.*

The proposals (repointing of side elevation) have resulted in harm to the building and also an adverse impact on this part of the CA. As such, I do not support the repointing work that has been undertaken, hence raising this with enforcement.

In respect of the other elements of work, these are urgently necessary to secure the repair of architectural elements of the building which contribute to its interest and as such, are welcomed.

PLANNING ISSUES

The application is considered in the context including but not limited to the National Planning Policy Framework (NPPF), The Planning (Listed Building and Conservation Area) Act 1990, and the Wiltshire Core Strategy (WCS). Under the NPPF Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application consists of the WCS (Adopted January 2015); Section 66 of The Planning (Listed Building 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 Building and Conservation Areas) Act 1990 which states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by any 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 application has been considered with regards to WCS CP1 Settlement Strategy, and CP20 Spatial Strategy for the Salisbury Community Area as the site is located within the principal settlement of Salisbury.

- Principle of Development
- Design, Impact on the listed building, Impact on the setting of neighbouring listed building (The Priory) and impact on the conservation area

ASSESSMENT

Principle of Development

The site is situated within the Salisbury settlement boundary as defined by WCS policies CP1, CP2 and CP23 and consists of a Grade II listed building within the Salisbury Conservation area. The application is assessed with regards to the Planning (Listed Building and Conservations Areas) Act 1990: Sections 16 (LBC) and 66 (PP) which require that special regard be given to the desirability of preserving or enhancing listed building, their settings, or any features of special architectural or historic interest which they possess. Furthermore, section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF has outlined policy in respect to the historic environment under Section 16 'Conserving and enhancing the historic environment' which sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 207-9 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 203 requires that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage

assets and of new development making a positive contribution to local character and distinctiveness.
WCS CP58 ‘Ensuring the conservation of the historic environment’ requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.”

Design, Impact on the listed building, Impact on the setting of neighbouring listed building (The Priory) and impact on the conservation area

This application has been submitted with a Heritage report listing out the works to the property. These are as follows:

Demolition of two chimney stacks and repair to other chimney stacks

The applicant has noted that the chimney stacks are structurally in poor condition with cracked flaunching, missing leadwork, missing bricks, and open joints in the brickwork. The application proposes minor repointing, replacing of the flaunching, and new lead flashings. There is also proposal to demolish two of the chimney stacks which are in dangerous condition. These will be re-built to match existing using existing stock from the removed chimney as well as bricks removed from the demolished parapet as part of the proposal.



Demolition of the Cornice on the North elevation

The application proposes to demolish the existing damaged cornice with lead flashing on the North elevation. This cornice is a run mould using a concrete mix with a coloured cement wash to simulate stone. The cornice has large cracks and damage on it and the applicant has already demolished the cornice prior to the submission of this application to prevent the structure from falling onto the public highway and causing harm to the immediate surroundings and members of the public. These details are photographed and submitted in the Heritage Statement produced as part of this submission.

Demolition and reinstatement of the parapet

The application proposes to remove the existing render applied on the west elevation where there was previously understood to be a cornice similar to the one existing on the north elevation. After the removal of the cornice on the north elevation, and the removal of the render on the west elevation, the application proposes to replace the demolished cornice feature with a three-course brick platt band that projects 38mm beyond the face of the main façade. This proposed platt band will be similar to the existing platt band running along the top of the ground floor and first floor on the existing east elevation of the property shown below.



The application notes that: *'Frost damage and lack of maintenance has caused the parapet to become dangerously unstable'*. Below are some photographs sent as part of this application highlighting the damage to the existing parapet. This existing parapet on the north and west elevation has been demolished and is proposed to be re-built using bricks that match the existing dwelling. The application has noted and demonstrated examples of C18th examples of townhouses in Salisbury and Chichester with a similar treatment of a parapet and platt band design. This detail is deemed suitable for this purpose and is far better than the demolished damaged cornice.





West Elevation

As per the Heritage Statement, '*Sometime in the late C19th or early C20th the west front was altered to include false keystones and quoin blocks. These were moulded in a hard sand-cement mortar with a cement or lime colour wash, to simulate stonework. The blocks have been applied directly to the brickwork and no, obvious, mechanical* fixings have been found, to date.' The applicant has also taken photographs of the site showing one of the fallen keystones and







the render over the quoin chipping away. It was noted that: '*Previous repairs to most of the mortar joints have been made using a sand-cement mix. In some areas, where the brick face had deteriorated, a thin render of coloured sand-cement has been applied over the brick. At the moment, these repairs are adequate, though unfortunate, will last for a few more years. So, to avoid further damage, they can be left for the time being.'*

It is proposed that the damaged headers on window W10 and W11 *'to be carefully removed and good rubbers set aside for re-use. The arch to be re-formed with new, matching bricks, to make up for missing or broken bricks. Bedding to be a lime putty-based mortar. A false keystone is to be formed, to match all others on the facade, using a lime-based mortar 1:3. A key to be made using 5 no stainless-steel pins drilled and adhered with epoxy adhesive into the brickwork.'*

The missing quoins and badly damaged quoin blocks are to be removed and fixed using the same pins, fixing, hole plugging and shelter coating as per the keystones.

South Elevation Brick repairs

The application documents submitted has noted that on the south elevation there are '*over 100 bricks have been counted which are either seriously damaged by frost action or have been rendered over with a red-coloured, hard sand/cement coating.'* The proposed repair works are for the whole south elevation wall to have all the joints to be dampened and re-pointed in a suitable mortar with a suitable colour. Where there are damaged and spalled bricks these would be carefully removed and replaced with matching bricks and a suitable mortar.

The proposed materials and method of the structural and cosmetic repairs on the exterior of the listed heritage asset should be undertaken in accordance with good conservation practice. There should be attention to detail in terms of the bricks, mortar, and execution of the works with respect to the existing fabric, colour, and detail of the building. The conservation officer and a third party (Salisbury Civic Society) have both objected to the repointing works undertaken on this elevation. They have recommended that the works already done be raked out by hand and repointed with a mortar colour less stark than the current works done. The method and colour has been conditioned and the relevant parties can discuss how to best achieve the colour match on site.



South Elevation wall before repointing works



South Elevation at the time of the application

CONCLUSION

The application has received an objection from Salisbury Civic Society as well as comments with objections on some elements from the Conservation Officer. The proposed treatment for the parapet and cornice, and the urgently necessary work to the keystones and false quoin blocks noted in the plans are acceptable and welcomed. However, Civic Society and Conservation have both objected to the repointing works on various parts of the building. It has been recommended that the existing mortar is raked out by hand and that the wall is repointed using a lime mortar with a less stark white colour to it, possibly by adding stone dust and/r coloured sand. In order to ensure good conservation practice is achieved, there are conditions associated with this application. Achieving the correct colour match with regards to the repointing of the wall on the west elevation has been conditioned with the Conservation Officer suggesting that a method to achieve this to be agreed on site. The proposed bricks are to match in colour, size and appearance to the existing bricks, and the new coping stones to be Chicksgrove stone. It is therefore recommended that this application is approved with the conditions noted above and listed below.

RECOMMENDATION: APPROVE with conditions

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:

Existing and Proposed Elevations ref: 1288.P.04 Received: 01/12/23
Photographic Record of Repairs Received: 01/12/23
Design, Access and Heritage Statement Received: 01/12/23
Location Plan ref: 1288.P.01 Received: 01/12/23
Existing and Proposed West Elevation and Roof Plan ref:1288.P.02 Received: 14/11/23
REASON: For the avoidance of doubt and in the interests of proper planning.

3. The details of the new bricks, mortar and coping stone to be used to match in colour, size and appearance to the existing. These details should be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.