CASE OFFICER'S REPORT

Application Number: PL/2023/09702 and PL/2023/10103

Address: MILFORD HALL HOTEL, CASTLE STREET, SALISBURY, SP1 3TE

Proposal: Proposed hotel main entrance extension, restaurant extension to replace an existing lightweight structure, a new frontage and entrance to the spa building and the installation of solar PV panels

Date of Inspection:
27/11/23
Consultation Expiry:
21/12/23
Press Advert:
30/11/23

POLICIES
National Planning Policy Framework (NPPF 2023) and NPPG

Salisbury Neighbourhood Plan – Reg 14 stage

Salisbury Community Area Framework Jan 2020
Delivering a city with a rich and diverse tourism industry

Wiltshire Core Strategy (WCS):
Core Policy 1: Settlement Strategy and Core Policy 2: Delivery Strategy
Core Policy 20: Spatial Strategy: Salisbury Community Area
Core Policy 39: Tourist development
Core Policy 40: Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities
Core Policy 50: Biodiversity
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 61 Transport and Development

REPRESENTATIONS :

Salisbury City Council – No objection, subject to *non-essential lighting to be turned off at midnight and a review of car parking to be carried out.*

Conservation – No objection

English Heritage – No comment

Highways – No objection, subject to conditions

Archaeology – No comment

Third Party Comments **–** Two letters were received. One raised no objection but did highlight parking problems within the area. The second raised no objection in principle to the extensions and generally support the new spa entrance as it would improve the streetscene but did raise a concern in relation to possible light spillage at nighttime upon the residents of the flats located across the road.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the Conservation area or wider landscape character of the AONB
- Impact upon the setting of a listed building
- Impact on neighbouring amenity

Relevant Site History

20/11557/FUL- Demolish existing garage and two further sheds and replace with a detached garage with guest accommodation in loft over – Approved, with conditions

Principle of Development

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Salisbury is listed as a Principal Settlement within the Salisbury Community Area. Core Policy 2 addresses the issue of development within settlement boundaries. Core Policy 40 states:

Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:
i. Principal Settlements and Market Towns

In all cases it must be demonstrated that proposals will:
iv. not have a detrimental impact on the vitality of the town centre
v. avoid unacceptable traffic generation.

Proposals to upgrade and increase the facilities at Milford Hall Hotel are therefore acceptable in principle under CP1, CP2 and CP40, subject to detailed criteria.

Scale, design and impact on the character and appearance of the area, and impact upon a Heritage Asset and its setting

There is a duty placed on the local planning authority under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building, *or its setting*, to have special regard to the desirability of preserving the building and its setting.

The NPPF states:

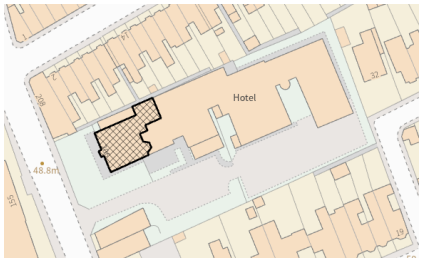
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. Heritage assets include listed buildings and conservation areas. Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance. Core Policy 57 sets out the criteria

for good design and use of materials.

Milford Hall Hotel is a well-established hotel and spa within the town of Salisbury. The original section of the building fronting Castle Street is Grade II* listed and sits set back from the higways.



The current proposal proposes a single storey extension to the entrance lobby of the hotel. The proposed extension would be well stepped back within the site and the overall scale is modest. The design is simple and would sit sympathetically upon the Heritage Asset.

The proposed restaurant extension would be replacing an existing lightweight awning style structure, upon the Southern elevation. Again, the position of the extension would be well steeped back and would not result in any visual harm upon the streetscene. Although the extension would be of a more substantial built form to the current awning, the overall scale and design would appear subservient to the main hotel and would provide upgraded all weather facilities for the business.

The location of both extensions would ensure the additions would not be overbearing or overly dominant upon the streetscene and would not result in any visual harm upon the overall character and appearance of the area.

The overall scale and design of the additions are sympathetic to the Heritage asset and would not result in any detrimental effects upon the significance of the heritage asset or its setting.

The proposal also incorporates relocating the existing entrance to the on-site spa which is housed within the detached former coach house. The new entrance access would be positioned directly from Castle Street with the new entrance and fascia facing the highway.

The proposed design is not dissimilar to the current elevation facing Castle Street, although a new door and glazing would be inserted. The proposed new entrance is modest and of an appropriate design, which would not result in any visual harm which would warrant a refusal.



STREET WEST ELEVATION 1:100 SCALE

The Councils Conservation Officer was consulted on the proposal and provided the following comments:

The proposed extensions to the lobby and dining room, which themselves are modern additions to the rear, would cause no harm to historic fabric or the character and setting of the listed building. The solar panels would be visible from the entrance drive but are on a modern building at some distance from the LB, these would also cause no real harm. The reworking of the roadside gable of the spa building is welcome and well-detailed. I am satisfied that the various works preserve the character of the LB in line with the expectations of s16/66 of the PLBCA Act 1990, the NPPF and CP58.

In light of the above, the proposals are considered to be acceptable for the Heritage Asset, its setting and not result in any harm upon the overall character and appearance of the area. The proposed upgrades to the hotel would ensure the continued success of the well-established business in the centre of the town.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The application site is buffered by various residential properties on three sides of its boundaries. Due to the position of the proposed extension to the main lobby and restaurant being central within the site, the proposed works would be a significant distance away from any of the neighbouring properties. In addition, the single storey scale would ensure the additions would not be overbearing or result in any overlooking or loss of privacy concerns.



The proposed alterations to the existing spa would be facing the highway and would not result in any negative impacts. The points raised regarding potential light impact from the glazing within the spa entrance to the occupants of the flats opposite have been considered. However, no external lighting is proposed and the proposed glazing are not full height.

In addition, the applicant provided the following comments following the concerns raised:

No illuminated signage is proposed for the front of the spa building, and were it to be proposed then it would need separate consent anyway, so the appropriateness of that could be assessed at that stage.

In terms of the internal lighting of the building, lights would be switched off overnight when the room is not in use as matter of course. Also, whilst I appreciate that there is no window there now, the proposed windows are not full height anyway.

Considering the above and the separation distance of the spa to the properties opposite, by Castle street itself, the proposal is not considered to pose any level of light spillage which would warrant a refusal.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Highways:

Following the comments received in regard to parking provision on site the Councils Highways Officer was consulted and provided the following comments:

The current application differs from the pre-app whereby Highways made comments, in that the pre-app included additional bedrooms for the hotel, however this has been omitted from the application and therefore no additional parking provision is required.

The restaurant extension is a replacement for the existing arrangement which offers restaurant seating within a marquee type structure as far as I understand from the information submitted.

The extended lobby does not cause me any concerns.

The new entrance/frontage for the spa is acceptable in highway terms providing the door opens inwards and this is not shown on the plan, so I recommend a condition is imposed regarding this.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The scheme upholds the historic significance of the Heritage asset and its setting and would preserve the overall character and appearance of the area, whilst not resulting in any harm upon any residential amenities. Therefore the proposals are considered to comply with Section 66, CP58 and Chapter 16 of the NPPF & Planning (Listed Building and Conservation Areas) Act 1990 Section 72 and CP20, 39, 40, 57 and 61.

RECOMMENDATION: Approve, with conditions.