CASE OFFICER'S REPORT

Application Reference:	**PL/2024/00455**
Date of Inspection:	**Not in person for this app**
Date site notice posted:	**Not required**
Date of press notice:	**Not required**
SITE ADDRESS:	**35 Bedwin St, Salisbury SP1 3UT**
PROPOSAL:	**Alterations to first floor partitions**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Salisbury City Council – no comments received.

REPRESENTATIONS
None received.

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 special attention to the desirability of preserving or enhancing the character of CAs by s72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

The property is grade II listed and in the Salisbury City CA. Listed with 37 and originally a house, a large inserted shopfront dominates the ground floor frontage of 35, this was a bakery for many years. At the time of listing (1952) the shopfront was described as late C19, although it appears mostly to have been replaced since. The building is faced with late C18 brickwork covering a C17 timber-framed structure. The original front door appears to have survived, although its surround has been replaced. The list entry makes no mention of the first floor – it may not have been inspected and little can be concluded. The Royal Commission Buildings of Salisbury volume 1 (monument 473), published 1980, adds nothing to this. W

The works are all internal and the CA will not be affected. The proposal is for the removal of several partition walls in the rear part of the house. Inspection of the existing layout strongly suggests that the partitions must be modern – the angled fireplace is historic and was obviously serving the room that is proposed to be reinstated. Sales details from 1968 list the room sizes and the layout was clearly very different, listing three large rooms only: as the only room with a fireplace, the first floor dining room is listed at 16’3” x 12’6”. Detailed plans from 1996 (S/1996/0727) have these partitions (they were already existing at the time) annotated as ‘plasterboard and skim lined wall with mineral wool infill’. The photographs provided show small timbers applied to the stud walls, these are entirely sham. The rear view (officer’s photo from 2015) shows modern glazing (probably 1970s/80s) in altered brickwork under an inappropriately timber-clad gable. The windows had consent in 1996 to change to vertical sliding sashes, but this hasn’t been implemented. They align with the rooms formed by the stud partitions that are post-1968. Removal of the partitions would therefore reinstate the historic layout.



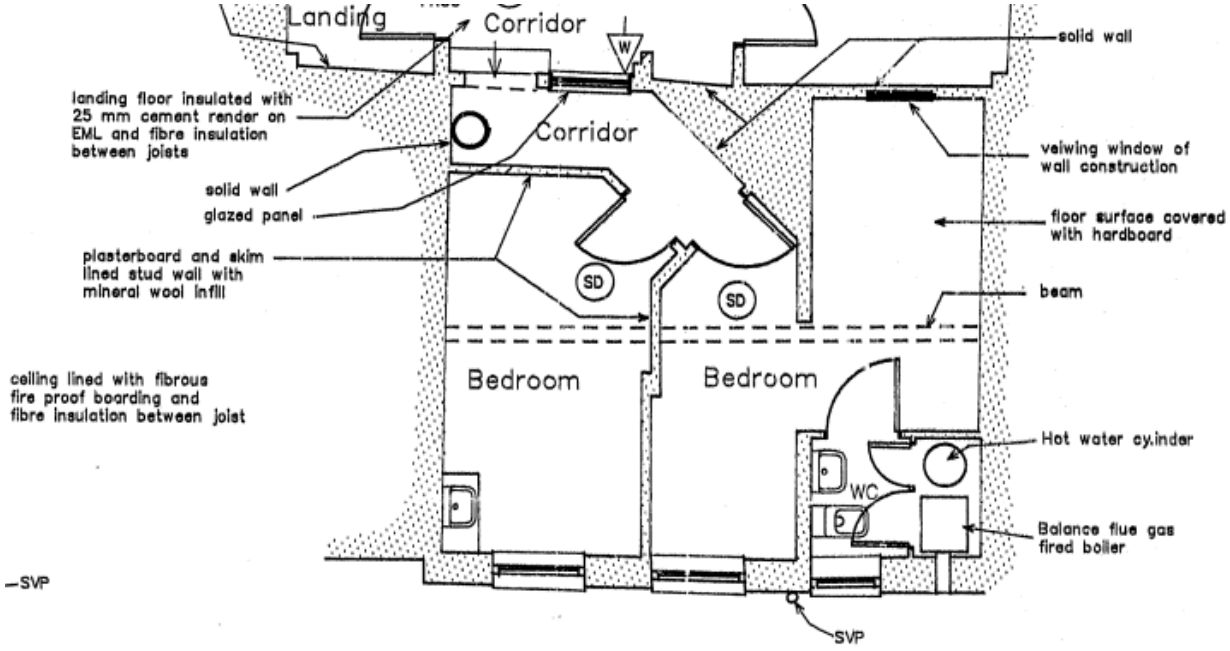
A close up from the Wiltshire Buidings Record report (for an earlier application and not a thorough assessment of the building with regard to the current proposals) shows the repointed header bond brickwork and the altered window openings (cills lowered, arches replaced), and describes the rear gabled ranges as C18. The easternmost of the three first floor windows has been replaced in upvc, probably at least 20 years ago.



(WBR)

The NW room is divided from the former dining room by an historic timber framed partition with early brick infill. This partition would not be affected. The proposal to relocate the ensuite within this room requires the removal of a stud that was inserted by the 1996 application. The 1996 drawings do refer to a ‘viewing window of wall construction’ in the south wall of this room, although this does not exist at present. Of interest is a claim by a previous owner that the

property incorporates fabric of a C15 hall house, which has yet to be disproved by investigation by WBR or others. This may explain the viewing window – perhaps it showed some kind of wattle and daub or similar infill panel – a couple of similar viewing panels of second half of the C20 are found elsewhere in the city. The viewing window would not itself be considered a significant element of the listed building, but it suggests that there is likely to be significant fabric in the area of the south wall of the ensuite. The ensuite is within a post-medieval addition.



The drawings of the current application are basic and do not have any indication of how the ensuite drainage would run, nor the nature of the floor construction, and further information should be provided to demonstrate how this will be achieved without causing significant harm to the historic structure.

CONCLUSION

Subject to details of the drainage routes from the proposed ensuite, the proposal would enhance the character of the listed building by the removal of modern partitions.

RECOMMENDATION:

Approve subject to conditions