Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2023/08124

Decision Date: 28 June 2024

Applicant:	Dr. Richard Keating c/o agent
Particulars of Development:	Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. (resubmission of PL/2023/00530). Construct a single storey orangery building to the south elevation of the building to form a dining room
At:	Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ

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 conservatory and associated internal works are considered to have an unacceptable impact on the character and appearance of the grade 2 listed building Howards House Hotel. The siting of the proposed conservatory on the south (principle) elevation combined with its scale and design creates a significant and incongruous addition to the detriment of the character of this heritage asset. The proposal would therefore fail to preserve the character and significance of Howards House, contrary to the aims of S16 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policy 58 of the Wiltshire Core Strategy.

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)).