CASE OFFICER'S REPORT

Application Reference	PL/2024/02426 and 2024/02749
Site address	Salisbury Post Office, 24 – 36 Castle Street, Salisbury, SP1 1AB
Consultation expiry	15/05/2024

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 20 Spatial Strategy for the Salisbury Community Area
Core Policy 41 Sustainable Construction and Low Carbon Energy
Core Policy 43 Providing Affordable Homes
Core Policy 50 Biodiversity and Geodiversity
Core Policy 57 Ensuring High Quality Design and Place Shaping
Core Policy 58 Ensuring the Conservation of the Historic Environment
Core Policy 60 Sustainable Transport
Core Policy 61 Transport and Development
Core Policy 69 Protection of the River Avon SAC

Other
Wiltshire Design Code 2024
City of Salisbury Conservation Area Appraisal 2012
Section 66 and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990

RELEVANT HISTORY

S/2007/2192, S/2007/2193, S/2007/2194 – planning permission, LB consent and CA consent for cou of nos. 24 and 26 and No 36 Castle Street, new build hotel and replacement post office. A/C June 2008

S/2009/0400, S/2009/0401 – pp and LB consent for cou of 24 and 26 Castle Street, 1 – 11 Chipper Lane and other works to 28 – 36 Castle Street to provide hotel, café, restaurant and Post Office – A/C June 2009

S/2012/0862 – renewal of the 2009 applications . A/C

REPRESENTATIONS

Salisbury City Council: object to the lack of social housing and comment on the need to adhere to the Salisbury's emerging NDP policies reference solar panels, heat source pumps and bird and bat boxes.
WC Archaeology: Generally accept the Wessex Archaeology desk based study, but requires additional information prior to commencement.
WC Conservation: Objection to loss of in particular no. 28 Castle Street, although no objection in principle to the conversion of the remaining Listed Buildings on the site to the uses proposed. No objection to amended plans (verbal assessment).
WC Drainage: No objections subject to conditions
WC Ecology: No objection subject to conditions and legal agreement to secure necessary phosphate and New Forest SAC mitigation
WC Education: No objection and no requirements for developer contributions
WC Highways: No objection

WC Housing Enabling: No objection subject to contribution to the provision of off- site affordable housing.
WC Landscaping: No objection
WC Public Open Space: No objection subject to a contribution towards POS in the City
WC Public Protection: No objection subject to conditions

Natural England: No objection subject to necessary mitigation for protected features in River Avon and New Forest

Salisbury Civic Society : Welcomes the re-use of the buildings which have remained empty for too long, object to the loss and replacement of No.28 as the replacement is inappropriate. Concerned about the loss of the original commercial hall for the Post Office. Would be happy to see roof top activities such as a roof garden.

Neighbour/third parties: 4 letters of representation were received, all generally in support of the refurbishment of the old Post Office and adjacent buildings due to the need to bring them back into life and to provide housing and commercial uses. One comment about the need to get the materials and the finishes of the buildings correct.

Salisbury and Wilton Swifts – request suitable bird boxes on the building.

PLANNING ISSUES

- Site description, proposals, and principle of development
- Impact on the special architectural and historic interest of the Grade II listed building and the setting of the Conservation Area.
- Impacts on residential amenities of nearby commercial operations

ASSESSMENT

Site description, proposals, and principle of development

The application site is located on the corner of Chipper Lane and Castle Street and comprises four separate buildings, two of which are Grade II Listed (nos. 24 and 26). The former Salisbury Post Office, on the corner of Chipper Lane and Castle Street, is the most prominent building of the group. The whole site has remained empty for a considerable length of time and is in need of suitable re-generation.

The main post office building at the south of the site is grade II listed, as is the building immediately to its north (26). To the north of these stand two three-storeyed Victorian buildings (28 and 32- 36) linked by a two-storeyed structure over the carriage arch (30). The K6 phoneboxes and historic railings in front of 26 are listed grade II in their own right. 27-35 and 41-43, 47-49 Castle St, facing the site from the West, are all grade II listed, 45 is grade II*. Lloyd's Bank to the south, 26-34 Chipper Lane and the Young Gallery are also all grade II listed. There are several other unlisted buildings of historic character in the vicinity and all of the site and surrounding properties lie within the Salisbury City Conservation Area.

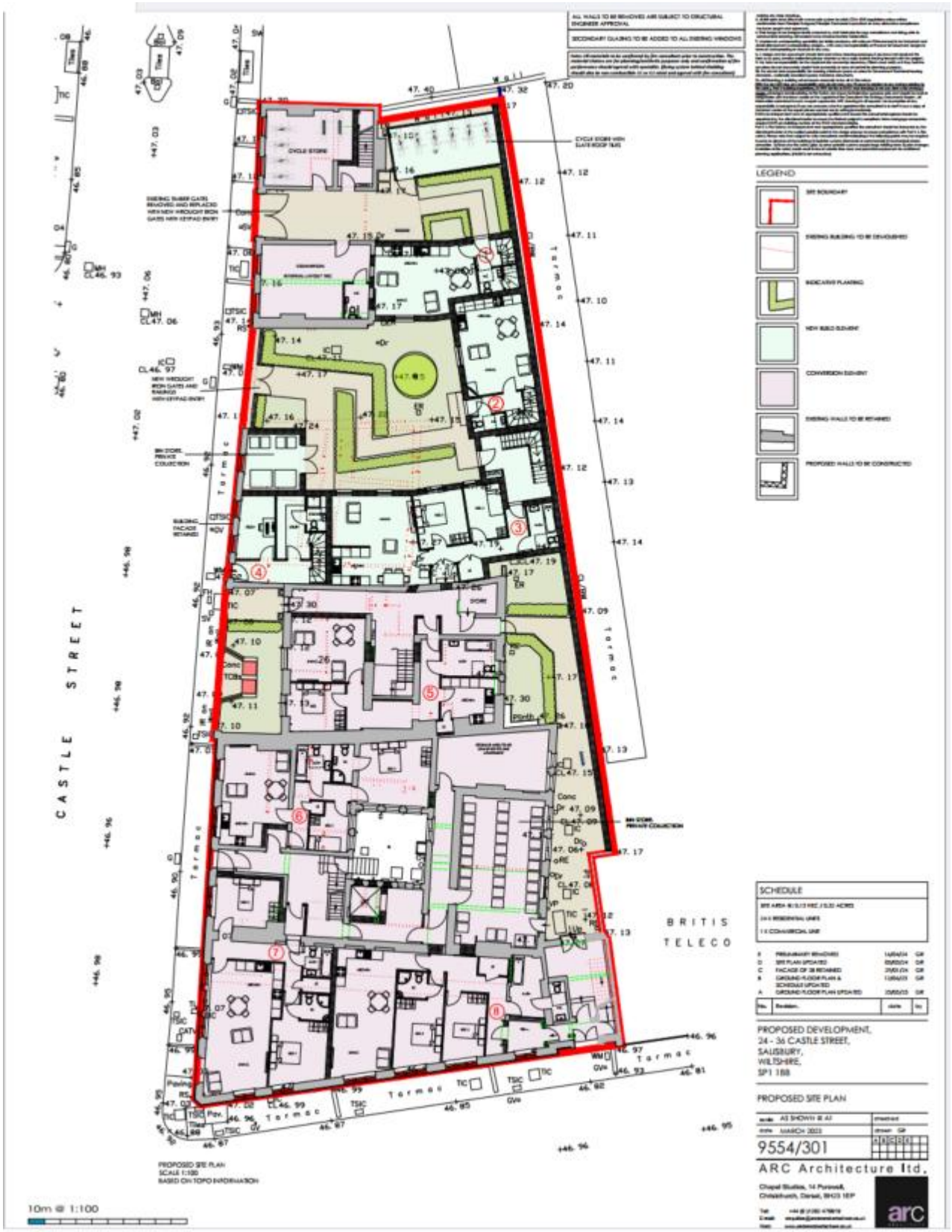
This prominent group of buildings are recognised in the City of Salisbury Conservation Area Appraisal as being important within the White Horse Chequer, with the purpose built Post Office, dating from 1907, built of Chilmark Ashlar stone work, reflecting its quality and status and being related to the Ham stone Lloyds Bank building backing onto Castle Street.

The site area is as shown below:-



The scheme is for the provision of ground floor commercial units and a number of residential units in the form of flats of a variety of sizes.

The proposed site layout is shown below:-



And the elevations to Castle street and Chipper Lane are as follows:-



Although the site has been in single ownership, it comprises a number of structurally and architecturally distinct buildings erected at different times for different purposes, and as no interconnections are proposed or to be retained it makes sense to consider them in turn. The application is accompanied by both a heritage statement (2022) and a heritage impact assessment. The post office building at the SW corner has been disused since 2016, and much of the rest of the site for many years before that. The buildings have deteriorated from disuse, with maintenance being a constant challenge. Proposals to bring the buildings back into beneficial and viable uses are very welcome, but it should be borne in mind that the previous schemes were for commercial uses and addressed what had been a keenly-felt long-standing shortage of hotel accommodation in the city. They were determined prior to the introduction of the NPPF and the Wiltshire Core Strategy. The benefits associated with the proposals for the unlisted buildings, and guidance for consideration of those proposals, were therefore very different.

In turn then:

24 Castle St, the grade II post office building. The proposals give the building a new lease of life while causing no harm to its external appearance and with only relatively modest impacts to its less significant interior, as per pp11-12 of the HIA. Proposed secondary glazing should be detailed to ensure minimal impact on the principal elevations. Ventilation of kitchens and bathrooms should be provided without damage to the S and W elevations.

26 Castle St, a grade II listed Georgian townhouse with its railings (and C20 phoneboxes). This has suffered significant internal reordering during the C20 and the proposals are largely beneficial, giving the building a viable and appropriate use encouraging future maintenance. Works to remove the upper storey of 28 would be likely to cause some harm to the corner of the front elevation; the proposal to paint the replacement brickwork white would not preserve the setting of the LB.

Listed railings and phoneboxes. The drawings indicate that these are to be retained and refurbished, which is of course welcomed. Officers would be glad to discuss any issues that require greater intervention or removal/replacement of elements, or potential new uses for the phoneboxes.

28 Castle St. This building dates from the mid C19 and is faced with gault brickwork of the local 'Fisherton grey', to match 26. The ground and first floor brickwork is painted, while the second floor, original moulded stone cornice and parapet remain unpainted. The parapet has red brick patterning, a very rare feature for Salisbury, especially involving gault bricks. The building is identified in the adopted CA appraisal as making a positive contribution to the streetscene. The

overall character is quite formal and grand, appropriate for its prominent position on one of the principal streets of the city and close to the Market Place. Both 26 and 28 had generous private gardens to the rear, further emphasising their genteel status – especially when compared with the cramped conditions of Orange Place and other courts within the chequer, or the functional yards of the inns. The application, as submitted, originally proposed the demolition of this building. However this was not justified, and the building is recognised as contributing positively to the Conservation Area. Negotiations with the applicants lead to revised plans seeking to retain the façade of this building to retain the overall appearance of the range of buildings in the streetscene.

Impact on the special architectural and historic interest of the Grade II listed building

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. The LURB Act adds 'or enhancing' to section 16.

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 outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraph 199 of the NPPF advises that 'great weight should be given to the [heritage] asset's conservation'. Paragraphs 201-3 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy 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."
The Council's Core Strategy Policy 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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."
Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

It is concluded that the works proposed to the Listed and non-Listed buildings on the site, now that the façade and return to no. 30 of No28 is to be retained bring the existing buildings on the site back into a viable use consistent with their heritage significance, and are welcome, subject to window and gate details (it is suggested that the windows in 32 – 36 Castle Street should be double -glazed timber sliding sashes, for example), details of how any existing paint work is to be treated, etc. then the proposed development will comply with the provisions of the Planning (Listed Buildings and Conservation Areas) Act, Core Policies 57 and 58 and the NPPF.

Impacts on residential amenities of nearby commercial operations

Public Protection were consulted on the proposal due to the proximity of the site to the BT exchange in Clipper Lane, which has a significant number of cooling fans and other vents facing into the courtyard to the rear of the buildings within the application site. Concerns were raised about the impacts that the levels of noise generated by the BT exchange, and the adjoining restaurant/pub (Qudos) would have on the occupants of the proposed flats as the scheme was originally submitted. A site visit was held to examine the concerns and to suggest solutions, and the amended scheme, which also incorporates the amendments required by the Conservation Officer, referred to above, was submitted which re-orientated a number of the proposed flat units to remove main living rooms from facing towards the noise sources.

Concerns have also been raised about the effects of traffic noise on the flats that will face Castle Street and Clipper Lane. However, this matter can be addressed via a suitably designed mechanical ventilation system, which is the subject of a proposed condition below.

Subject to suitable conditions, the Public Protection objection to the proposal was lifted.

Other matters

No objection to the proposal was raised by the Council's Highway Officers, subject to conditions requiring the provision of the proposed cycle parking facilities prior to the occupation of the dwellings and that the dropped kerbs be re-instated.

The Council's Archaeologists required a limited excavation to take place on the site prior to the determination of the application to assess whether there was any significant archaeology below the site, accepting that this was largely a change of use application that resulted in only limited ground disturbance.

The comments of the City Council are noted regarding the lack of affordable housing on site, but due to the fact that this is a proposal to re-use existing buildings, then the application benefits from a Vacant Buildings Credit calculation. The WC Housing team also consider that no registered provider would accept the transfer of the units proposed as part of the scheme as this is a conversion of an existing set of buildings, some of which are Listed. On that basis a commuted sum is acceptable from the development and this does accord with the provisions of Policy CP43. When the Vacant Buildings Credit calculation is taken into account, the sum required is £23,778.01 (index linked).

The proposed development site lies within the 13.8km zone of influence for the New Forest protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Habitats Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in combination with other plans and projects. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.
Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being

revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence. Instead, SAMM measures are to be funded by developer contributions at a rate of £600 (plus legal and admin fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application. Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority (newforestnpa.gov.uk). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.
It will therefore be necessary for developer contributions of £600 per dwelling / tourism unit (plus legal and admin fees) to be secured via s111 agreement, unilateral undertaking or s106 agreement for this application to ensure the necessary mitigation is secured. This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Hampshire River Avon Special Area of Conservation (SAC) Catchment
This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.
The submitted phosphorus nutrient calculator is accepted and we note that a credit screening certificate for 2.78kg of phosphorus mitigation has been approved for this application seeking a council led mitigation strategy. This is at a cost of £107,030.

Heads of Terms

The planning application is subject to the applicants first entering into a S106 agreement to cover the following matters:-
New Forest mitigation strategy – £14,400
River Avon nutrient neutrality - £107,030
Affordable Housing - £23,778.01
Public Open Space - £12,060 (to be used to upgrade the Friary Multi Use Games Area)
This legal agreement has now been completed, which allows the consents to be issued.

CONCLUSION

The proposals accord with the objectives of core policies (notably 57 and 58) in the WCS and the aims of the NPPF, as well as the requirements of the Planning (LBCA) Act 1990. It is therefore recommended that planning permission and LBC should be granted, subject to the S106 agreement to cover the above issues, which has now been completed.

RECOMMENDATION

2023/04923 - 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:

Proposed Site Plan:- Drawing no.9554/301, received on 16th April 2024
Proposed Ground Floor Plan:- Drawing no. 9554/308, received on 16th April 2024
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Flat 14 – existing and proposed plans:- Drawing no. 9554/326, received on 8th March 2024
Flat 15- existing and proposed plans:- Drawing no. 9554/327, received on 8th March 2024
Flat 16 – existing and proposed plans:- Drawing no. 9554/328, received on 8th March 2024
Flat 17 – existing and proposed plans:- Drawing no. 9554/329, received on 8th March 2024
Flat 19 – existing and proposed plans:- Drawing no. 9554/330, received on 8th March 2024
Flat 20 – existing and proposed plans:- Drawing no. 9554/331, received on 8th March 2024
Flat 21- existing and proposed plans:- Drawing no. 9554/332, received on 8th March 2024
Flat 22- existing and proposed plans:- Drawing no. 9554/333, received on 8th March 2024
Flat 23- existing and proposed plans:- Drawing no. 9954/334, received on 8th March 2024
Flat 24 – existing and proposed plans:- Drawing no. 9554/335, received on 8th March 2024

REASON: For the avoidance of doubt and in the interests of proper planning.

3) No development shall commence on site above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been 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 planning permission 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 visual amenity and the character and appearance of the area.

4) No development, other than demolition to ground level, shall commence within the red line boundary shown on ARC Architecture Limited's Location Plan Drawing No. 9554/302, dated March 2023, until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The programme of archaeological work will provide for:

i) A programme of site investigation and recording within the areas of archaeological interest. Development will not commence within these areas until the archaeological investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme of investigation or unless otherwise agreed in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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, to enable the recording of any matters of archaeological interest.

5) The development hereby permitted shall not be first brought into use, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

6) The development hereby permitted shall not be first brought into use, until the two Castle Street dropped kerbs/footway crossovers have been reconstructed with a full height kerb.

REASON: In the Interests of Highway Safety.

7) Measures described in section 7 of the submitted Venta acoustic assessment reference

VA3924.230426.NIA2 to mitigate noise from the pub shall be implemented in full and maintained that way for the duration of the use.

REASON**:** Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

8) No development shall commence on site until a scheme for Mechanical Ventilation Heat Recovery (MVHR) for the dwellings with facades with habitable room windows facing Castle Street and Clipper Lane is submitted to and approved in writing by the Local Planning Authority. The system shall be capable of suitably ventilating and cooling the dwellings when the windows need to be closed for prolonged periods of time. The scheme shall include an assessment of the noise impacts of the MVHR system on future residents. The development shall then be built in strict accordance with the approved details.

REASON**:** Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

9) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

10) No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

i. The movement of construction vehicles;
ii. The cutting or other processing of building materials on site;
iii. Wheel washing and vehicle wash down facilities;
iv. The transportation and storage of waste and building materials;
v. The recycling of waste materials (if any)
vi. The loading and unloading of equipment and materials
vii. The location and use of generators and temporary site accommodation
viii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

11) In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed be a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12) The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

13) Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works. This condition will be discharged once photographic evidence of installed features has been submitted to and approved by the local planning authority.

REASON: To provide mitigation /enhancement for biodiversity.

14) No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied and shall be thereafter retained.

REASON: In the interests of visual amenity and the character and appearance of the area.

15) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission andthe 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, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

16) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features

INFORMATIVE NOTES:-

1) This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 2nd April 2025.

2) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

3) The development hereby approved could be subject to the Community Infrastructure Levy. Wiltshire Council has now adopted a Community Infrastructure Levy (CIL) charging schedule. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth.
More information and the charging schedule for CIL can be found using the following link: http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm

2023/07576 – Approve with conditions:

1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Proposed Site Plan:- Drawing no.9554/301, received on 16th April 2024
Proposed Ground Floor Plan:- Drawing no. 9554/308, received on 16th April 2024
Proposed First Floor Plan:- Drawing no. 9554/309, received on 16th April 2024
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Flat 21- existing and proposed plans:- Drawing no. 9554/332, received on 8th March 2024
Flat 22- existing and proposed plans:- Drawing no. 9554/333, received on 8th March 2024
Flat 23- existing and proposed plans:- Drawing no. 9954/334, received on 8th March 2024
Flat 24 – existing and proposed plans:- Drawing no. 9554/335, received on 8th March 2024

REASON: For the avoidance of doubt and in the interests of proper planning.

3) No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4) REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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 visual amenity and the character and appearance of the area.

5) No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   These details shall include details of the method and materials to be used for blocking the windows in the light well in 24.

   Details of the brick bond (peferrably English or Flemish) for the new units within the internal yard.

   Details of the Windows for the new units within the internal yard

   Window details for unit 28

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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 visual amenity and the character and appearance of the area.

6) Prior to the commencement of development, evidence of a contract for the redevelopment prior to demolition of the rear of No. 28 Castle Street, and a method statement for doing so shall be submitted to the LPA.

REASON: to ensure adequate reassurances that the facade to No. 28 Castle Street will be secure.

7) Prior to the occupation of the dwellings hereby approved, details shall be submitted to, and approved in writing by, the LPA indicating the necessary repairs to the Listed railings and Phone Boxes located adjacent to Unit 5. The development shall then be carried out in accordance with the approved details and thereafter retained.

REASON: In the interests of visual amenity and the character and appearance of the area.