Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/07576

Decision Date: 15/04/2025

Applicant:	Osman Homes Ltd C/O Agent, Bodenham House Barn, Salisbury, Wiltshire, SP5 4EN
Particulars of Development:	Internal alterations to facilitate change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30 in part only) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.
At:	Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB

In pursuance of its powers under the above Act, the Council hereby GRANT LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

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

Proposed Second Floor Plan:- Drawing no. 9554/310, received on 16th April 2024

Block, Location Plans and Cycle Stores:- Drawing no.9554/302, received on 8th March 2024

Proposed Elevations (1 of 2):- Drawing no. 9554/313, received on 8th March 2024

Proposed Elevations (2 0f 2:- Drawing no. 9554/314, received on 8th March 2024

Indicative Street Scene:- Drawing no. 9554/315, received on8th March 2024

Ground Floor Demolition Plan:- Drawing no.9554/317, received on 8th March 2024

Proposed Roof Plan:- Drawing no. 9554/312, received on 8th March 2024

First Floor Demolition Plan:- Drawing no. 9554/318, received on 8th March 2024

Second Floor Demolition Plan:- Drawing no.9554/319, received on 8th March 2024

Proposed areas of New Construction and Conversion:- Drawing no. 9554/336, received on 8th March 2024

Flat 7- existing and proposed plans:- Drawing no. 9554/337, received on 8th March 2024

Flat8 – existing and proposed plans:- Drawing no. 9554/338, received on 8th March 2024

Flat 12 – existing and proposed plans:- Drawing no. 9554/324, received on 8th March 2024

Flat 13- existing and proposed plans:- Drawing no. 9554/325, received on 8th March 2024

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 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 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 (preferably 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.

5 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.

6 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.

Parvis Khansari - **Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he 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 - https://www.gov.uk/appeal-planning-decision).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficiency is a challenge and unique solutions may need to be found. Historic England provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The Energy Saving Trust provides more general information and resources on energy in homes. Also, Warm & Safe Wiltshire offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk