

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/01183

Decision Date: 03/06/2025

Applicant:	Ponders End International Limited C/o DHPC , The Arena Business Park, Holyrood Close, Poole, United Kingdom, BH17 7FJ
Particulars of Development:	LBC Alterations to existing shop front to provide flat entrance and the conversion of the first, second and third floors to five one bedroom flats
At:	45-46 Blue Boar Row, Salisbury, SP1 1DA

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 listed in schedule:

Location Plan at 1:1250 scale received 12/2/25

Proposed Floor Plans ref PEI 002 REV B received 17/4/25

Existing and Proposed Roof Plan ref PEI 006 received 7/4/25

Proposed Elevations - Window and Joinery Treatments ref PEI 005 received 7/4/25

Amended Details Statement received 7/4/25

Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822 dated March 2025

Flood Evacuation Plan by AEGAEA ref AEG6990_SP1_Salisbury_01_FEP dated 23/1/25

Flood Risk Assessment by AEGAEA ref AEG6990_SP1_Salisbury_01_FEP dated 21/1/25

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

- 3** Notwithstanding the details shown on the submitted plans and forms, no works shall take place to the existing windows, floors and ceilings of the listed building and no works to provide the new recessed entrance to the flats on the front elevation shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

i) Details of the new door and fanlight provided at a scale of 1:10 including the treatment of the recess

ii) A schedule of the floors and ceilings in the upper floor rooms and the proposed ceiling and floor treatment including details of new skirtings and the ducting for the MVHR system. The details shall include confirmation of floor boards and skirting boards to be retained.

iii) A section of the proposed secondary double glazing (to meet the requirements of the Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822

dated March 2025) in relation to the existing front elevation windows and their frames to be retained.

Development shall be carried out in accordance with the approved details.

REASON: The proposed application contains insufficient detail and the matters above require agreement with the Local Planning Authority before work commences to windows, floors and ceilings in order that the development is undertaken in an acceptable manner, in the interests of the significance and existing features of the listed building and the amenities of future occupiers of the development.

- 4** Notwithstanding any further details to be agreed in writing, the development shall be implemented in accordance with the Amended Details Statement received 7/4/25 hereby agreed:

- a) The existing windows on the front elevation of the building shall all be retained and repaired;
- b) Any repairs to any existing lathe and plaster ceilings shall be made in lathe and plaster unless otherwise agreed in writing by the LPA.
- c) The existing blocked up window at internal first floor (rear and in storage area) level shall remain unaltered and uncovered.

Reason: In the interests of the significance and existing features of the listed building.

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