



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/00843
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:	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 PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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 not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

- 3** The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

- 4** 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

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

- 5** The dwellings hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

- 6** Notwithstanding the details shown on the submitted plans and forms, no works shall take place to the existing front elevation windows, the 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.

- 7** 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.

- 8** The glazing specification detailed in Section 11 of Impact Acoustics Noise Impact Assessment (dated March 2025 ref IMP7822), and the Mechanical Ventilation and Heat Recovery system shall be installed in accordance with the architectural details to be agreed, implemented in full and retained at all times thereafter for the lifetime of the development.

Reason: In the interests of the amenities of future occupiers of the development and the interests of the significance and existing features of the listed building.

- 9** The development hereby approved shall be implemented in accordance with the Recommendations and Mitigation sections of:

i) the Flood Evacuation Plan by AEGAEA ref AEG6990_SP1_Salisbury_01_FEP dated 23/1/25 and ii) the Flood Risk Assessment by AEGAEA ref AEG6990_SP1_Salisbury_01_FEP dated 21/1/25

The recommendations for flood resilience and access to the EA Flood Alert Service shall be implemented in full before the residential accommodation hereby approved is occupied and the flood safety measures shall maintained for the lifetime of the development.

Reason: To ensure that the recommended measures for flood resilience are in place for the lifetime of the development to reduce the likelihood of risk to the occupiers.

- 10** The existing ground floor retail shop (falling within Use Class E (a)) and the ancillary retail storage area shown on the first floor plan shall be retained for those purposes in accordance with the floorplans (ref Proposed Floor Plans ref PEI 002 REV B received 17/4/25) hereby approved.

Reason for the avoidance of doubt, to protect the vitality and viability of the Primary Shopping Frontage in Salisbury city centre and to provide ancillary storage space for the shop. The LPA would wish to consider any changes of use away from the existing retail shop and ancillary storage use.

Informative

11 New Forest Mitigation Strategy

Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Drainage

Any changes to existing or new drainage will need to comply with Building Regulation Part H

Biodiversity Net Gain

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. These are listed below.

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 in the list below is/are considered to apply:

Development is below the de minimis threshold, meaning development which:

(i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

(ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

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 - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)