



The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2024/08311

Decision Date: 10/07/2025

Applicant:	Salisbury Cathedral Chapter Office , 6 The Close, Salisbury, Wiltshire, United Kingdom
Particulars of Development:	Minor alterations and refurbishment works including creation of family room
At:	17, The Close, Salisbury, Wilts

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 and documents:

6195_PL05 Existing first floor plan dated 14/08/24

6195_PL08 Existing South Elevation dated 14/08/24

6195_PL09 Existing North Elevation and Section dated 14/08/24

6195_PL04 Existing Mezzanine floor plan dated 14/08/24

6195_PL03 Existing ground floor plan dated 14/08/24

6195_PL11 Existing West Elevation dated 14/08/24

6195_PL10 Existing East Elevation dated 14/08/24

6195_PL22 Proposed North, East & West Outbuilding elevations dated 14/08/24

6195_PL07 Existing roof plan dated 14/08/24

6195_PL01 Site location plan dated 14/08/24

6195_PL18 Proposed South elevations dated 14/08/24

6195_PL06 Existing second floor plan dated 14/08/24

6195_PL12 Existing North, East and West Outbuilding elevations dated 14/08/24

6195_PL14A Proposed Mezzanine floor plan dated 13/05/25

6195_PL19A Proposed North elevations and section dated 13/05/25

6195_PL17A Proposed roof plan dated 13/05/25

6195_PL16A Proposed second floor plan dated 13/05/25

6195_PL15A Proposed first floor plan dated 13/05/25

6195_PL21A Proposed West elevations dated 13/05/25

6195_PL20A Proposed East elevations dated 13/05/25

6195_PL02B Existing and proposed site plans dated 08/07/25

6195_PL13B Proposed ground floor plan dated 08/07/25

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

- 3** Notwithstanding the approved drawings, prior to any works any works commencing on the related feature, the following details need to be submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery - windows and doors (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Works to the front railings, boundary walls, and wrought iron gates to the rear - A schedule of repairs and method statement;

(iii) Prior to any works affecting the blocked historic window between the hall and kitchen, full details, including sectional drawings at 1:5 or larger;

(iv) Prior to commencement of any works to the stone mullioned windows, a method statement for the repair works with marked up elevation drawings demonstrating an informed and conservative approach;

The works 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 listed building consent 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 preserving the character and appearance of the listed building and its setting."

- 4** Prior to removal of the existing floors of the ground floor front rooms (G01 and G02), details of the proposed replacement structure shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the works do not cause unnecessary loss of historic fabric.

- 5** Where floorboards are proposed to be lifted, these shall be carefully numbered and their positions noted on a plan in advance to ensure that they are returned to their original positions unless demonstrably beyond reuse. A photographic record of all affected floors before the boards have been lifted, of the same once they have been lifted, and after they have been reinstated, shall be submitted to the local planning authority within 3 months of their reinstatement.

Reason: To preserve the character of the listed building and to record the fabric to be lost where the substructures need replacement.

- 6** Prior to any taking down of chimneys, full details, including a structural engineer's advice, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure works are necessary and carefully managed to limit harm to the listed building.

- 7** Prior to formation of the new stair from F06 to M03, details shall be submitted showing precisely which timbers of the partition are affected and the manner of making good the remaining fabric around the opening.

Reason: To limit the loss of historic fabric.

- 8** Prior to commencement of repairs required as a consequence of the water leak at the NE corner of the building, a method statement and schedule of repairs shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the works do not cause unnecessary loss of historic fabric.

- 9** Prior to commencement of any works of alteration to fireplaces, full details shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the works are appropriate to the listed building.

- 10** Prior to installation of any wall insulation, details of the materials, fixing and finish shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To preserve the character of the listed building.

11 Prior to installation of secondary glazing, full details, including sectional drawings, shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure minimal visual impact to the listed building.

12 Prior to formation of the large western opening in the new family room, a method statement detailing the manner of its formation and treatment of its reveals shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the works are appropriate to the listed building.

13 The new ceiling of the rear hallway shall be of traditional timber lath and haired lime plaster construction.

Reason: For the avoidance of doubt and to ensure the works are appropriate to the character of the listed building.

14 Prior to any works to panelling, other than basic decoration, a method statement for sensitive repair shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the works do not cause unnecessary loss of historic fabric.

15 Prior to the introduction or alteration of any plumbing, details of drainage routes, showing all works to historic fabric, shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the works do not cause unnecessary loss of historic fabric.

Parvís 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 efficient 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