

CHANGE OF USE & CONVERSION

38b - MARKET PLACE - WARMINSTER - BA12

PLANNING APPLICATION NOVEMBER 2025

GRADE II* - LISTING NUMBER: 1036228

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1.0 INTRODUCTION

The client is seeking Full Planning Permission for the change of use & Conversion of the first floor level into 2no dwellings at 38-40 Market Place, Warminster. The area to be converted is the first floor level known as 38b and the client wishes to provide 1no 1 bed 2 person flat and 1no 2 Bed 4 person flat together with bin and cycle storage at ground level.

SITE LOCATION

The site is located on the first floor of 38-40 Market Place (38b), next to the Old Bell Hotel and within the centre of the town.

STATUS OF SITE

The site is currently vacant and has been for the last year. The site's office use has been very limited in the last year due to an increase in home working as a result of the Covid pandemic and any future use as offices is also likely to be very limited as many of the changes in work practices are becoming permanent.



FIG.1 Site Aerial Location Plan

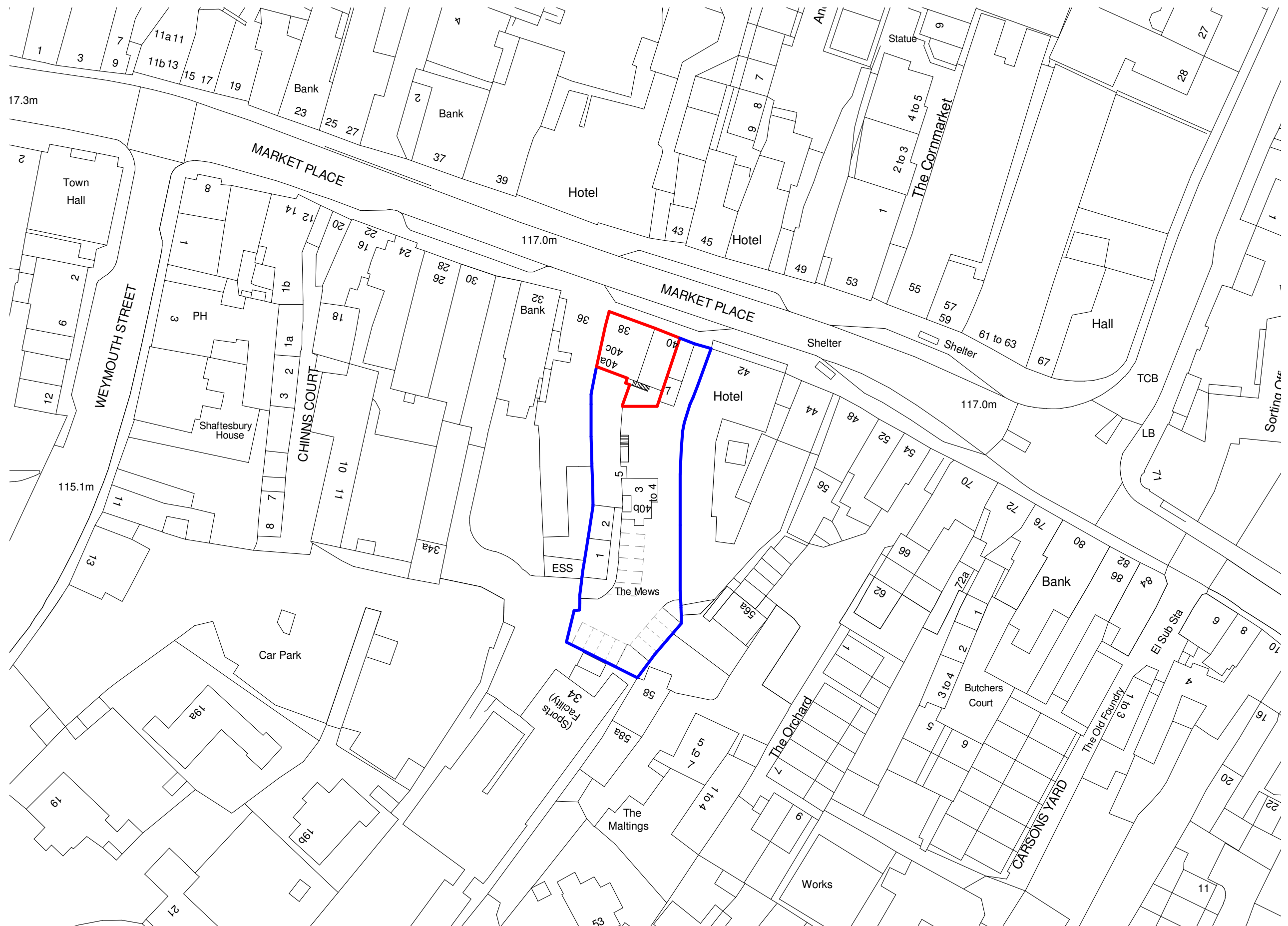


FIG.2 Site Location Plan

2.0 PLANNING POLICY

2.1 PLANNING POLICY

A detailed assessment of the planning policy framework of the Wiltshire Core Strategy 2015, adopted on the 26th March 2015 has been undertaken. The application has been evaluated against the Local Plan and the National Planning Policy Framework in terms of sustainable growth and protection of the environment.

Consideration has also been given to the Wiltshire Local Plan - Planning for Warminster 2023 particularly in relation to respecting and meeting local needs.

2.2 RELEVANT PLANNING HISTORY

This application is to seek Full Planning Permission & Listed Building Consent for the change of use & conversion of 38b Market Place, Warminster.
The proposal is for a change of use of the First floor level from A2 professional office use to C3 residential to create 2 dwellings.
The change of use will bring the first floor level back in line with its original use class but in the form of 2 residential apartments (1no 1 Bedroom & 1no 2 bedroom apartment).
The application will be accompanied by a full set of drawings.

38-40 Market Place has had a number of previous planning applications since 1974. The following applications refer to the first floor level (38b) of the building as applied for with this application:

Change of use of part of first floor from residential to office
Ref. No: W/74/00333/HIS
Received & Validated: 18/03/1974
Status: Application Granted

Change of Use from Offices to Betting Office
Ref. No: W/78/00531/HIS
Received & Validated: 25/04/1978
Status: Application Granted

Taxi and coach booking office.
Ref. No: W/92/01274/FUL
Received & Validated: 26/10/1992
Status: Application Granted

2.3 THE PROPOSED SCHEME

The proposed scheme seeks to reinstate the dwelling use to the first floor level of 38-40 Market Place (known as 38b) including some associated drainage connections to the existing mains system a Ground Level.
The change of use is in a manner appropriate and compatible with its character and the character of the surrounding area which is predominantly mixed use with commercial on the ground floor with residential above.

2.4 CIL

The conversion proposed within this application is anticipated to attract a CIL contribution at the current rates.

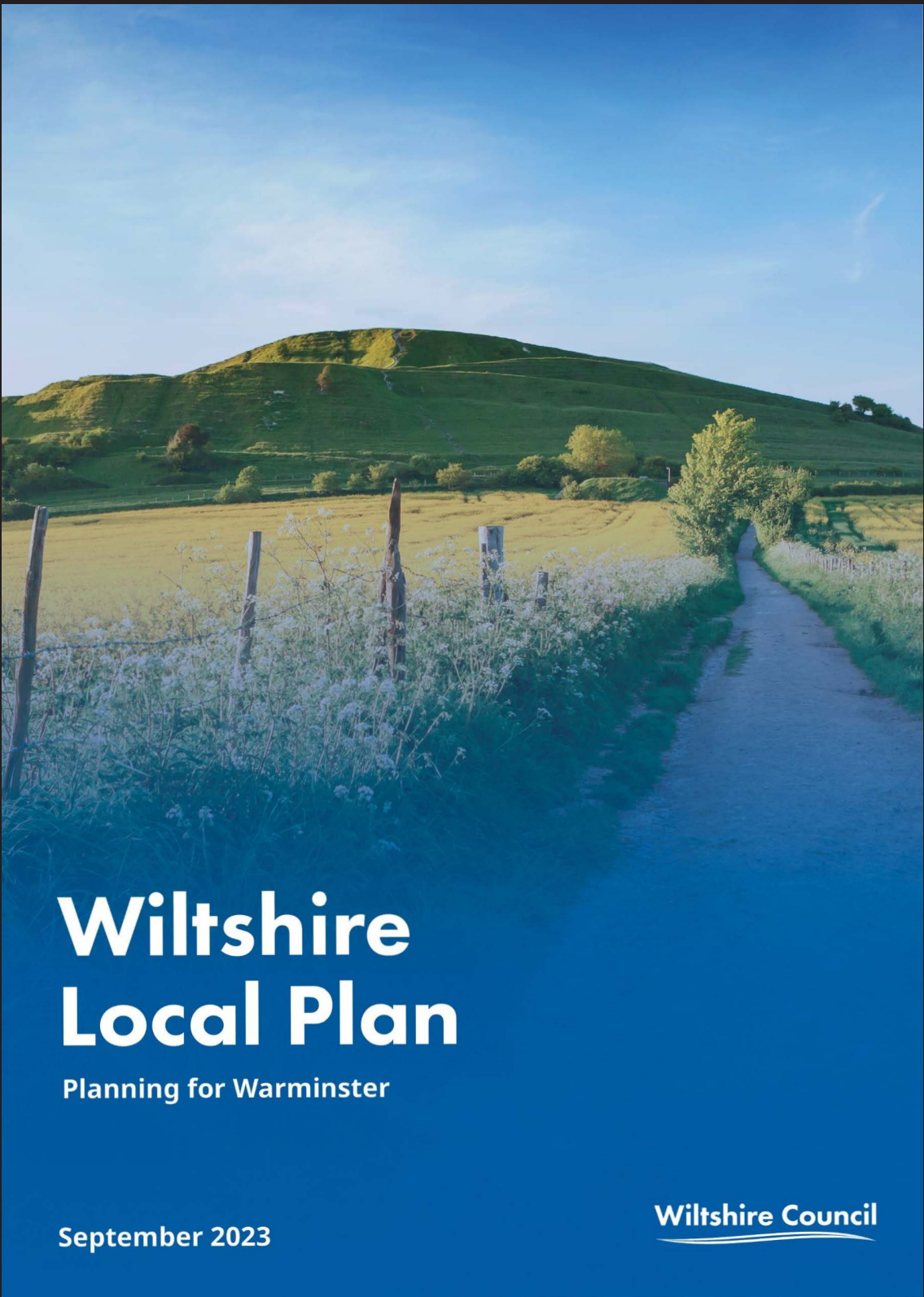


FIG.3 Wiltshire Local Plan 2023 - Planning for Warminster Guide

3.0 CONTEXT

3.1 UNDERSTAND SITE & RELATIONSHIP TO THE LOCAL AND WIDER CONTEXT

The application site is located in the Market Place of Warminster. The building the application lies within is a 3 storey Grade II* Listed building. To side of the building is a private access road serving the Wilson & Kennard yard which contains a number of small businesses and car parking which is leased by the Old Bell Hotel. To the other side of this access road is the Old Bell Hotel.

The building that 38b lies within is found right in the centre of Warminster and at the heart of the town that consists of predominantly established commercial use on ground/first floors with residential above. The application seeks to revert the use of the first floor back to its original residential status.

The Market town of Warminster is situated roughly half way between the cities of Bath and Salisbury. The A36 curves around the outside of the town and provides fantastic links to the A303 which runs east - west connecting to the M3 towards London and the A30 towards the South-west. The existing road network provides the application site with convenient access to the wider South area of the UK and the surrounding villages via the bus links. Warminster also has a train station providing direct links to Westbury, Bath, Bristol and Salisbury stations. The application site is within close proximity to the amenities and services contained within the town; while the wider ranging shopping facilities of Bath & Salisbury city centres are readily accessible by car, train or bus journey.

The site lies within the Town Conservation Area which seeks to maintain and improve the town in a number of ways outlined in Warminster Town Plan April 2012 and adopted by Wiltshire Council Core Strategy 2015-2026.

The site lies outside of an area at risk to flooding.

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FIG.4 View from Market Place looking East



FIG.5 View from Market Place looking West



FIG.6 Looking at rear of building

4.0 LISTED BUILDING IDENTITY

4.1 EXISTING CHARACTER & IDENTITY

GRADE II* LISTED BUILDING: 1036228

Description taken from Historic England:

Late C18/early C19. 3 storeys. Bath stone ashlar with rusticated ground floor treatment and full height angle pilasters. Projecting plinth and plain strings at each floor. Triglyph frieze, moulded bracketed cornice and plain parapet. Entablature broken forward over pilasters and central bay which has slight projections. 3 ranges of windows to upper floors, glazing bar sashes. On ground floor, modern bowed glazing bar window replaces door in deep splayed recess with keystones. Modern shop front with glazing bars and fluted pilasters to left. Mid-Victorian polychrome shop front to right; recessed splayed centre flanked by colonnettes with floral caps, plate glass windows with cast-iron fretwork in upper corners, panelled outer pilasters to fascia which has scrolled brackets and modillion cornice. 2 storey lean-to extension to left of one bay with modern 6 panel door in architrave surround and arched fanlight and one window above (later addition, see brick side wall).

4.2 RESPONSE TO LOCAL CHARACTER & IDENTITY

The application offers potential to re-instate the residential use to the first floor of the building with the creation of 2no high quality apartments that are in-keeping and provide renovation to maintain the life of this building long into the future.

The conversion has been designed to provide a mix of 1bed & 2bed dwellings within the existing building curtilage and without major change to the existing. There are no external changes proposed to the front of the building facing the Market Place. The only change to the rear is to provide an external foul drainage connection which is in-keeping with the existing drainage on the rear of the building.

It also gives the opportunity to provide 2no town center smaller residential units to benefit the community and local professionals.

4.3 THE IMPORTANCE OF PRESERVING CHARACTER AND HISTORY.

The proposal has no external changes to the material or structure of the building. The scheme has been designed to utilise the existing access staircase and lobby on the rear of the building to maintain the existing appearance and provide security to this level by a single point of entry.

Internally the building has a number of original details that will be preserved and incorporated into the scheme where possible.

Where incorporation is not possible due to technical requirements these elements will be documented and retained behind walling and/or ceiling.

EXISTING INTERNAL DETAILS



FIG.7 Fireplace & Surround 01



FIG.9 Central Lobby area



FIG.8 Fireplace & Surround 02



FIG.10 Window decorative surround mouldings

4.4 WASTE, SERVICING AND UTILITIES

Dedicated bin storage has been shown at ground level via communal euro bins. This is the same system as existing and previously used by office use and is emptied by bin lorry on collection days with the other buildings served off of Wilson and Kenard yard.

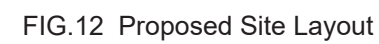
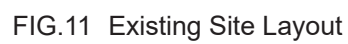
Cycle storage has also been shown in the form of Sheffield cycle hoops.

All services will be taken from the existing supplies to the building.

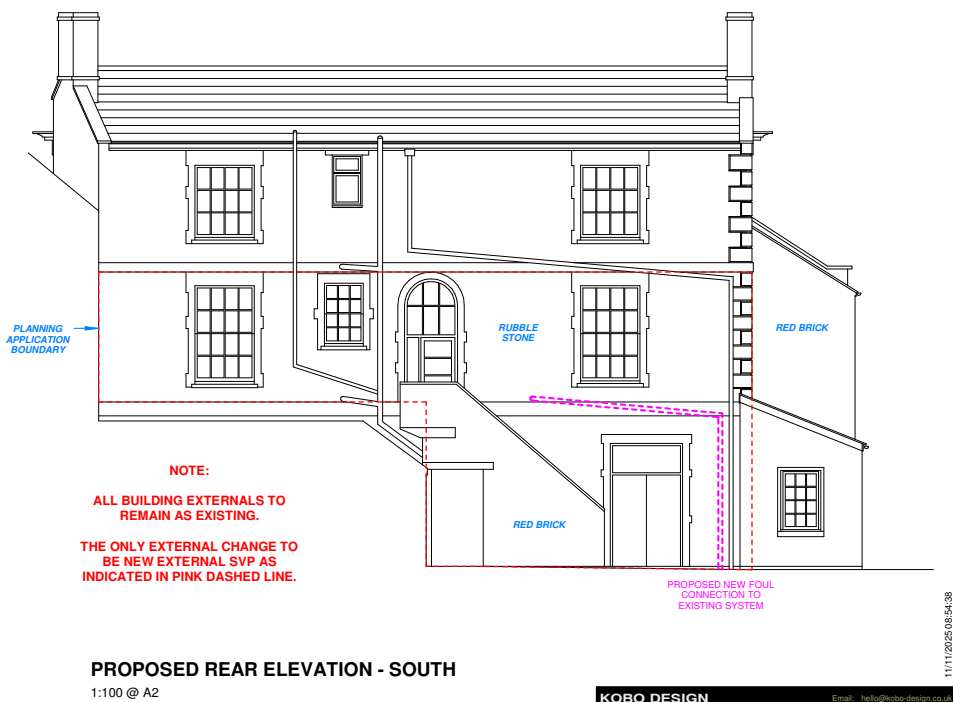
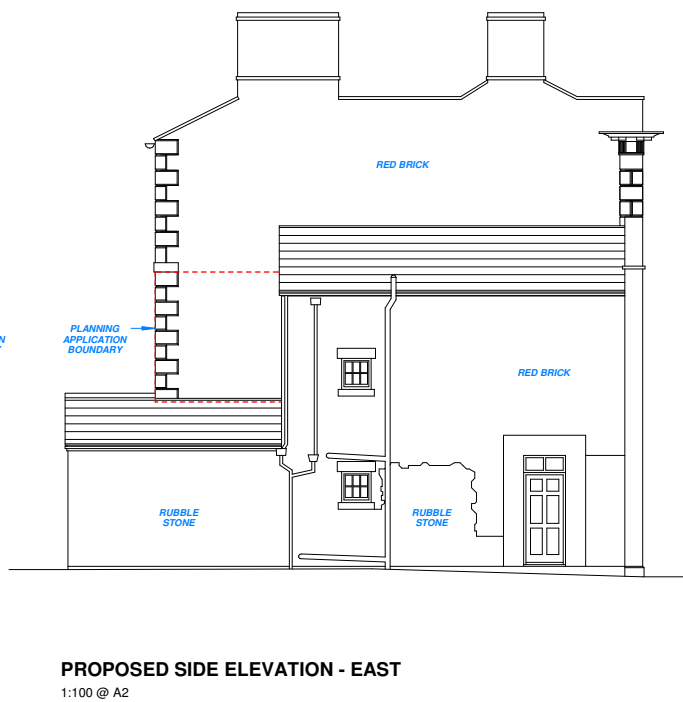
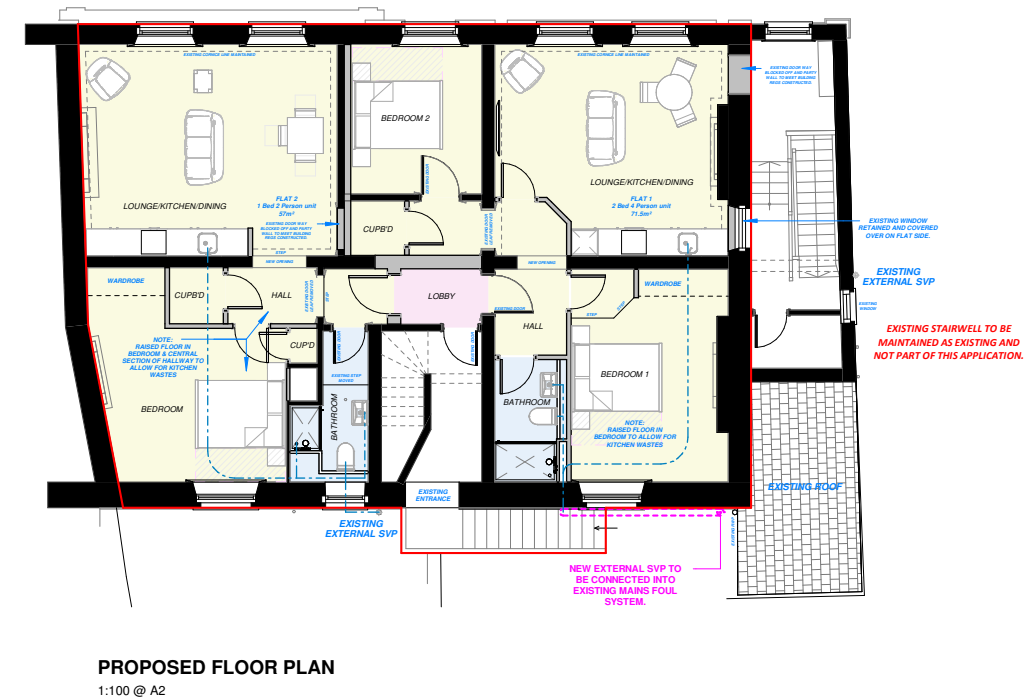
4.5 PARKING

We have consulted with the Wiltshire Highways team regarding parking and they have confirmed that due to this project being a conversion of part of an existing building with no existing parking and its location central in the town they would be happy to accept a car free development.

38B MARKET PLACE - WARMINSTER - NOVEMBER 2025



CLIENT
WILSON & KENNARD LTD



KOBO DESIGN		Email: hello@kobo-design.co.uk
0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m
0m	Scale 1:2500	200m

