

STATEMENT

**IN CONNECTION WITH CHANGE OF USE AND CONVERSION OF CLASS A.2 -
(FINANCIAL AND PROFESSIONAL SERVICES) TO CLASS C.3 – DWELLING**

AT

84 CRANE STREET, SALISBURY, WILTS SP1 2QD

FOR

MISS L TWINE

SECTION 1 - GENERAL INFORMATION

The Property

84 Crane Street is a three storey property situated to the south-west of the City centre, within walking distance of the Market Place, The Close and Crane Street Car Park.

The property is Grade II* Listed and formed part of a larger house circa 16th Century, also forming terrace with adjacent properties.

The accommodation is arranged over three floors and several levels within each floor and with basement below street level.

Reviewing maps of C.19 shows the building not quite in its present outline (1844 – 1888) [Attached 1-1a] but (1894 – 1903) shows the footprint as at present. (Attached 1 – 1b)

Previous Use

Until the end of 2022 the premises were used as offices for an architectural practice and on its closure came onto the open market through a local Estate Agent by telephone auction, at which the Applicant was successful.

The Applicant has resided in the property since purchasing, therefore the application is seeking Retrospective Approval.

The previous owner submitted an application (PL/2023/00346) for Change of Use to Residential, but it was withdrawn before a decision. However the responses to that application have been taken into consideration when preparing this application.

The Proposal

The property requires little adaption to revert to a dwelling.

On the ground floor, the accommodation will be dining room, kitchen, and garden room – the latter being a new extension replacing a dilapidated store structure beyond the point of renovation.

The first floor will be sitting room, principal bedroom with en-suite and general bathroom.

Upper floors will revert to bedrooms with en-suite facilities.

The property drains to the public sewer – the exact route is not known but by investigation of manholes in the rear garden appears to head towards High Street.

Due to the invert level of the on-site manholes, it is not possible to drain by gravity through the ground floor to the existing manhole, therefore the existing soil stack will be replaced and collect all the soil drainage.

It is proposed to install a w.c. compartment on the ground floor, but as mentioned above gravity drainage is not possible, therefore a pumped macerator system will be employed with the pipe running parallel to the joist in the first floor depth. The expected diameter of pipe not more than 35 mm.

The Applicant has considered the comment made by Heritage England (copy attached (1 – 2)) regarding the withdrawn application and attention is drawn to the following.

Sub-Division of Room 2 (Proposed Kitchen)

The room now reverts to practically the original area with the opening up and renovation of fireplace to serve as an alcove for the stove, the opening into the new garden room will provide better light, although doors will close off the opening.

Installation of Partition in Room 6

(Proposed Bedroom 4 or Study)

This is the room through which a fire escape route is provided for adjacent property. No sub-division is proposed.

Insertion of En-Suite Pod in Room 8

(Proposed Bedroom 2)

(Refer Para 3.19 in Heritage Statement)

It is proposed to remove the modern cupboard front and make provision for w.c. and wash hand basin, the area being separated from the main space by curtain when necessary. The bath will be freestanding against the adjacent wall.

Services and Insulation

The matter of soil drainage has been discussed earlier. Waste pipe and supplies will run above floor level if necessary after investigation of the floor voids and in discussion with Conservation Officer.

Regarding insulation, it has to be accepted that a property of this nature cannot be made airtight, firstly because it will possibly cover areas that are critical to the appreciation of the building and also the building should be allowed to breathe.

The Applicants will seek relaxation of Thermal Standards where appropriate.

The dilapidated shed in the garden is of no historic interest or importance and will be removed and the area returned to garden.

Adjacent Properties

No. 82 Crane Street, adjacent to the east, is a residence (previously joined with No. 84 forming a single residence). The proposals will have no impact on the enjoyment of that property or the surrounding properties.

No. 86 to the west is a Solicitor's Practice, the modern rear extension which overlooks the Applicant's garden. However, the windows that afford a direct view are from a passageway. The Applicant is not concerned on this situation.

Internally in No. 84 in 'Proposed Bedroom 4/Study', a connecting door provides emergency exit for No. 84 through No. 86 and vice versa. This arrangement is by informal agreement.

Previous Application

The Applicant submitted a Planning application (PL/2024/10997) which was refused on 23 April 2025 (copy attached (1 – 3)).

There were three Reasons for Refusal and in summary –

1. Insufficient marketing evidence.
2. No mitigating proposals due to the property being situated within the Catchment Area of the River Avon Special Area for Conservation.
3. No mitigation in relation to the influence of the proposals on the New Forest Avon Special Area of Conservation.

The above items are addressed in this submission.

SECTION 2 - MARKETING

The Applicant engaged Oliver Chandler of Castle Street, Salisbury to undertake the marketing of the property as offices, to address Reason for Refusal No. 1.

Reason for Refusal No. 1

Insufficient marketing evidence has been submitted to justify the loss of employment land/jobs in the principal settlement of Salisbury to demonstrate that the existing building is no longer fit for purpose, to demonstrate that the site has no long term or strategic requirement to remain in employment use, to demonstrate that its present or any other employment use cannot be made viable, to demonstrate that a residential use is the only viable use for the building.

Nor to demonstrate that the genuine and sustained attempt to sell or let the property on reasonable terms for employment use has been undertaken.

The proposals are therefore considered to be contrary to the provisions of the National Planning Policy Framework and the requirements of WCS Policy CP.1 (Settlement Strategy), CP.20 (Salisbury Community Area) and CP.35 (Existing Employment Sites).

Core Policy 1

A review of Core Policy 1 (Settlement Strategy) reveals that Para 4.9 gives the background to principal settlements in Wiltshire and in précis states main settlements in Wiltshire have seen their role as employment and service providers undergo gradual change with less reliance on traditional business sectors, altering the employment base across the County with easy access to larger settlements outside of Wiltshire, such as Bath and Swindon, combined with a willingness to travel further to employment opportunities, leading to an increase in net out-commuting.

Provision and retention of services and facilities have been affected but a number of settlements retained buoyant employment, retail and service economies.

Core Policy 20 (Spatial Strategy, Salisbury Community Area)

In reviewing this Policy, consideration has been given to Para 5.113 which in précis indicates that a programme will provide an improved quality of life for residents, an improved experience for visitors and an improved economic environment for businesses. Its aim is to do this by providing more office and employment space.

By providing more office space it will negate the necessity to retain present office space that could be considered unsuitable for the building in which it is located due to the protection of the Heritage asset.

Core Policy 35 (Existing Employment Sites)

Sub-paragraph 'v' is the relevant section of this Policy and has led to the property being marketed as office facilities for a period of not less than six months.

The marketing report from Oliver Chandler is attached (2 – 1) indicating that the property was marketed from 11 April 2025 to the date of the report (10 November 2025) and is still available through the Agents.

In summary, the property was marketed at an initial guide price of £500,000, reduced in July to £450,000. Online views 1,259 but with no enquiries received or viewings conducted. The Report is also supported by a copy of the sale brochure and graph indications of the interest since May to November.

SECTION 3 - NUTRIENT ASSESSMENT

Reasons for Refusal 2 and 3 can be summarised that the application was not supported by proposals for mitigation in respect of the River Avon Special Area of Conservation or mitigation regarding New Forest Protected Sites.

The Applicant appointed Aqua Callidus to prepare a nutrient assessment and budget for the project. This was prepared and submitted with the previous application and is dated 17 January 2025 and is considered still relevant. (Attached 3 – 1)

The applicant is prepared to join with Wiltshire Council in a Section 111 agreement to contribute to mitigation proposals with regard to the River Avon Special Area for Conservation and the New Forest Avon Special Area for Conservation on receipt of appropriate agreement.

SECTION 4 - HERITAGE ASSESSMENT

The Applicant engaged the services of Forum Heritage Services to undertake a Heritage Assessment of the property for the previous application. Referral to the Author has been made and there is no change to the Heritage Statement.

The Author concludes in Section 7 1 - 74 inclusive that the proposed alterations and conversions will not cause harm to the significance of the Heritage Asset or the character of the Salisbury City Conservation Area. (Attached 4 – 1)

We therefore anticipate that appropriate consideration will be given to the Heritage Statement supporting the proposal.

SECTION 5 - FLOOD RISK ASSESSMENT

Purpose of Assessment

To consider the effect of the property being situated in Flood Zones 1 and 2 and how occupants of the property can safely access and exit the building in the event of designed flood levels, also access by the emergency services.

The Applicant will sign up for the Environment Agency Early Warning System to be alerted of any potential flooding and can act accordingly.

No. 84 Crane Street is a late 18th century casing to a 16th century dwelling, Grade II* Listed, situated within the central area of Salisbury, arranged over three floors and small basement. To the rear is a single storey extension with dilapidated building beyond with garden to the rear.

The ground floor is structured on two levels. The entry hall and front room with access to stairs is situated above pavement level, then stepping down to the kitchen area which is slightly below the garden level.

Although the building was originally constructed as a dwelling house, until the end of 2022 was used as offices and retains that designation.

Permission is being sought for Change of Use from office to residential, replacing the rear single storey extension with a new structure with reduced footprint. With the proposal, the Flood Risk Vulnerability Classification is now 'more vulnerable'.

There is no sleeping accommodation on the ground floor.

The proposals are considered minor and relate to an existing building and as such, exempt from sequential test.

The Environment Agency Flood Map indicates the property lies within Flood Zones 1 and 2 but also borders Flood Zone 3 to the south (Crane Street). The risk of flooding from surface water is considered 'very low', the main risk being from the River Avon to the west.

The following technical details are taken from information provided by the Environment Agency to Mr and Mrs M Luffman (previous owners) by Mr Kevin Date, Planning Assistant Suitable Places.

'This site is only partially within Flood Zone 2 and the development proposals fall within our National Flood Risk Standing Advice.

We therefore would not expect to be formally consulted by the Council as they should assess your Flood Risk Assessment against our Standing Advice.

We therefore have no further advice/comments to make on your proposal.'

The consideration therefore rests with Wiltshire Council.

The Flood Levels for the site are provided by the Environment Agency appropriate to 1% AEP (100 year) are as follows.

1. (Undefended) 46.51 metres Above Ordnance Datum (AOD)
2. (Defended) 46.52 metres AOD.

The Environment Agency have provided details of 1% AEP (100 year) Flood Level with increased flow to take account of climate change as follows –

1. (With 30% increase in flow) 46.64 metres AOD.
2. (With 40% increase in flow) 46.67 m AOD.

With reference to Application Plan 045.25/2, the following levels are noted –

3. Pavement level in Crane Street outside front door, 46.33 m AOD.
4. Floor level in hall, including access to stairs, 46.76 m AOD.
5. Kitchen and extension, 46.52 m AOD.

By observation, the floor level in the hall and access to stairs, given at 46.76 m is **ABOVE** the 40% increase in flow given at 46.67 (the dining area is above hall level).

Reviewing the comparable levels between kitchen with extension given at 46.52 m this is **BELOW** the 40% increase in flow given at 46.67 m (150 mm)

Due to restrictions in room heights, it will not be possible to raise the kitchen floor and the extension floor, these will be at the same level. It is however noted that the kitchen and extension levels are the same as those assessed appropriate to 1% AEP Defended Level of 46.52 m AOD.

Protective Measures

To protect the new structure against potential flood damage, the construction will be built with water resistant materials, the floor will be concrete oversite on damp proof membrane lapped into damp proof course. The wall surface from top of oversite to the minimum 900 above finished floor level will have waterproofer application.

Low permeability materials will be used up to at least 900 above new finished floor level.

Perimeter wall to patio will be finished minimum 750 above finished floor level with top step to access down onto garden.

The electrical installation, including wiring, will terminate not less than 750 above floor level.

The basement has no openings to the pavement/kitchen and will be used for non-critical storage only.

Rainwater disposal will be connected to the existing disposal system.

The property is served by one manhole external to the building. Cover level relative to floor level of extension. The cover of the manhole will be screw down pattern and any gulleys will also have sealed covers.

Evacuation

The occupiers will sign up for early warning Flood Protection Scheme operated by the Environment Agency for alerts to the possibility of flooding.

Recalling that the staircase and hall areas are above the projected Flood Level, exiting from upper floors to ground floor is without issue and the only exit route is to Crane Street. Assisted exit from the upper floor windows would be possible.

By calculation it can be assessed the Flood Level on Crane Street pavement would be approximately 0.190 mm deep Defended or 340 mm with 40% increased flow.

By observation of the Environment Agency Flood Map it can be seen that an area of pavement and highway outside the Flood Area is at the intersection of Crane Street and High Street, approximately 45 metres east of the front door.

A block plan is attached showing the external exit route to Flood Zone 1 Area and would be reached over the public footpath in reducing water depth.

Considering the distance to a Zone 3 location and depth of water, it is reasonable to assume that emergency services with vehicles can access the property if necessary.

Attachments

Environment Agency Flood Zones plan

Plan of exit route to Zone 3 area (5 – 1)

Section of relative floor levels to flood levels (5 – 2)

SECTION 6 - ECOLOGY

With the benefit of the previous Planning Application, we have the Consultation Report in relation to Ecology matters.

Biodiversity Net Gain

It is noted in the response that the requirement for Biodiversity Net Gain is not considered to apply to this property, but attention is drawn to Core Policy 50 requiring the Applicant to demonstrate there is no loss of biodiversity and to seek opportunities to enhance it.

Core Policy 50 has been reviewed but is considered to be more appropriate to large scheme developments where change of habitat occurs, however the following is a suggestion.

The garden to the property is a very restricted area surrounded by buildings of various height, but there is a single Sycamore (?) tree in the north-east area of the garden.

In order to deliver some enhancement for wildlife, it is proposed that a 5 metre wide depth or full site width at the north end of the garden is cultivated as wild garden with selective evergreen species appropriate for butterflies and insects. A bat box can be located in the Sycamore tree on recommendation. (Attached 6 – 1)

SECTION 7 - COMMUNITY INFRASTRUCTURE LEVY

In accordance with procedure, attached are CIL Form 1 – Additional Information and CIL Form 2 – Assumption of Liability.

SECTION 8 - PARKING

There is no possibility of providing parking on site but the property is within walking distance of several public parking areas within the City, The Close and Lush House Crane Street off-road parking.

SECTION 9 - CONCLUSION

The proposals give the opportunity to salvage an important Heritage Asset by reverting to its original domestic use, with the proposed conversion causing very little change to the building.

Chapter 16 in the NPPF, particularly Paras 194 onwards, by guiding that 'account should be given to protect the Heritage Asset'.

It is suggested that retaining office use would endanger the Asset due to modern expectations for cabling and equipment and number of occupants whereas adapting to a single dwelling would be less damaging.

The loss of office space, approximately 200 sq.m., in a secondary shopping frontage will not deplete the available space in the City to an unacceptable level. It is a matter of record that more modern office space has recently been converted to flats and better office facilities are available.

LIST OF ATTACHMENTS

- 1 – 1 Historical Map
- 1 – 2 Heritage England Response to Previous Owner's Application
- 2 – 1 Marketing Report
- 3 – 1 Nutrient Report
- 4 – 1 Heritage Statement
- 5 – 1 Flood Risk Exit Route
- 5 – 2 Section Relative Floor Levels to Flood Levels
- 6 – 1 Garden Plan
- 7 – 1 CIL Forms 1 and 2