

Wiltshire Council Planning Consultation Response

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(South/West)

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Application No: PL/2025/09517
The Chapter House, 9-13 St Johns Street, Salisbury, SP1 2SB
Carry out repairs and Replacement roof coverings, Replacement tiles to be an exact match to existing. Replacement coverings to (a) existing double lap clay plain tile, (b) existing natural slate, (c) existing felt flat roof. Repairs to (i) Existing Rear Roof 12 with double lap clay plain tile (ii) rear parapet wall. (iii) Reclad small section of horizontal timber cladding.

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy:

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered:

The Chapter House (9 St Johns Street) is a grade I listed building. The list description reads as follows:

'C15-15. Four storey. A tall single gabled front of timber frame with wattle and daub infilling, oversailing at first and second floor levels, with moulded trimmers under each oversail and curved brackets under second floor. Moulded bargeboards to gable. Old tile roof. One four-light mullioned casement on third floor. Two three-light flanking central six-light mullioned and transomed casements on second floor. The outer windows now blocked. Similar arrangement on first floor with narrow lights flanking central window. All casements modern leaded, but frames original except to central windows, which have been restored. Modern casement and plain door on ground floor. Gabled three-storey extension right hand timber frame plastered. One C18 sash window on first floor and two modern casements on ground floor.'

Abutting the RHS is, as listed, 'Part of The Chapter House' (formerly listed as number 11 and part of the King's Arms) – a grade II* listed building:

'Now part of The Chapter House. C15/C16 altered. Three storeys plastered timber frame, gabled front. Old tile roof. One flush framed window, glazing bars, to 1st floor. Two modern leaded casements and door on ground floor.'

And to the RHS of the above, on the corner of St John's Street and St Ann's Street is number 13, a grade II listed building.

'Early C19. 2 storeys ashlar. Bath stone. Plinth. Plain frieze, moulded cornice and blocking course. Low pitch hipped slate roof. Central tripartite sash window 1st floor, glazing bars intact, pilasters flanking and dividing, breaking through sill, in slight, rectangular, recess. Ground floor has central portico of 2 fluted Greek Doric columns and pilasters to wall carrying entablature with triglyph frieze, the entablature with plain frieze continued across front with flanking pilasters all framing pair of large marginal glazed windows on moulded sills with panels under and double doors to centre also marginal glazed with flush bottom panels. The building was the former workshop and office of Osmond, the mason whom Augustus Welby Northmore Pugin used to employ.'

The list descriptions note: **'Nos 1 to 13 (odd) form a very important group'**.

The buildings are opposite the scheduled Close cathedral walls and St Ann's Gate, an entry point into The Close.

The buildings are all within the City of Salisbury conservation area appraisal for which there is an adopted appraisal.

Proposal:

The design, access and heritage statement says the application is for 'essential roof repairs and re-covering works to The Chapter House..... The works relate to three adjoining historic properties of exceptional heritage significance' namely numbers 9, 11 and 13.

The buildings together form The Chapter House public house and hotel complex



Under section 3, the agent says:

'The proposals comprise repairs and re-covering of existing roofs and associated features across the three listed buildings. The works are conservation-led and involve no change to the existing roof profiles, ridge heights, or overall appearance'.

And

'All new materials will match the existing in form, appearance, and quality – including natural clay tiles, reclaimed slates, and traditional leadwork. Reclaimed materials will be reused wherever possible to retain the building's patina and authenticity.'

In more detail:

- *Renewal of existing clay plain tile and natural slate roof coverings on a like-for-like basis.*
- *Replacement of defective felt flat roofing with new high-performance felt systems. Renewal of lead ridges, hips, flashings, valleys, and parapet gutters to Lead*
- *Development Association standards.*
- *Repair and localised replacement of defective timber rafters, battens, and wall plates as necessary.*
- *Repainting and redecoration of existing timber fascia's and rainwater goods.*
- *Repair of existing parapet copings and replacement of lead cappings where required. No alteration to existing roof forms, ridgelines, or external walls*

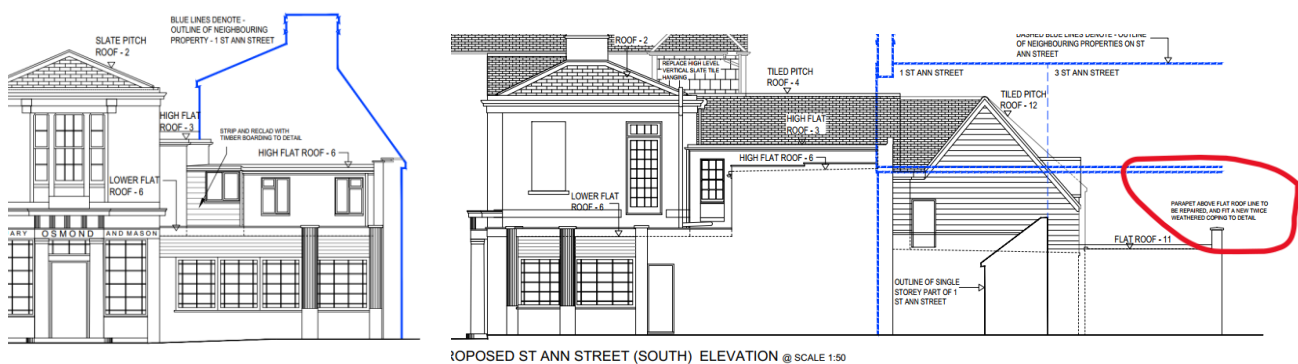
Supporting documentation:

A proposed annotated roof plan, identifying the different roofing materials has been provided. (Note to self: there is a note on the plan in respect of the single-storey flat roofed building at the corner of St Ann's Street and St John's which reads *'allow to remove all coping stones, provide horizontal DPC and lead flashing, reset cleaned copings'*).



Proposed east (rear) and north (courtyard facing) elevations have been provided as the proposals extend to replacing some of the vertical slate and tile hanging. There is a note also on this drawing which says: *'parapet above flat roof line to be repaired, and fit a new twice weathered coping to detail'*.

Proposed west (street facing) and south elevations have been provided. In respect of the south elevation, the notable annotation refers to the structure on the corner of St John's St and St Ann's Street and says *'strip and re clad with timber boarding to detail'*. The west elevation shows the location for the new twice weathered coping.



Detailed drawings have also been supplied for:

- Velux rooflights.
- Proposed clay roof tile detail;
- Horizontal boarding detail (refers to tanalised featheredge treated boarding so timber);
- Proposed flat roof details
- Proposed lightwell details
- Vertical slate cladding details; condition reusing existing or supplementary to match
- Proposed slate roof details

- Chimney flashing details
- Vertical clay tile details

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided:

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

In this case, whilst the applications are accompanied by a “Design, Access and Heritage Statement” the document provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting (as appropriate):

The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

In respect of this particular application, the variety of different roof coverings also contribute to an understanding of the evolution of the site. As such, they have particular evidential value.

The flat roofed elements are not historic and of lesser interest, although the flat-roofed element on the corner of St John’s Street and St Ann’s Street makes a significant contribution to the conservation area.

Assessment:

The proposals are largely for like-for-like repairs and therefore I question whether a planning application is actually required? The fact that the applicant is proposing to add some new copings to the rear flat roofed building, may have triggered a requirement for PP?

In any case, the proposals are for repairs to the various roof coverings, tile/slate hanging and associated flashing details. The proposals would ensure that the building remained weathertight and as such, the proposals would ensure the preservation of historic fabric in the building (including the historic roof structure).

As such, the proposals are in accordance with Historic England guidance, set out in Conservation Principles 2008.

Summary & conclusion:

In this case the proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building /via facilitating the optimum viable use.

The impact of the proposals on heritage assets will be and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.

Suggested conditions:

That where roof or wall tiles/slates need supplementing or replacing, matching tiles/slates will be used;
New copings to be natural stone.