



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/09449
Decision Date: 20/06/2025

Applicant:	Larasian Limited c/o Agent
Particulars of Development:	Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar
At:	The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ

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:

- 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 be carried out in accordance with the following approved plans:

DWG No: 001 Site Location Plans Date Received 31.10.24

DWG No: 101 Rev P1 Proposed Site Plan 31.10.24

DWG No: 110 Proposed Basement Floor Plan Date Received 31.10.24

DWG No: 111 Rev P2 Proposed Ground Floor Plan Date Received 17.03.25

DWG No: 112 Rev P2 Proposed First Floor Plan Date Received 17.03.25

DWG No: 113 Rev P2 Proposed Second Floor Plan Date Received 17.03.25

DWG No: 114 Proposed Third Floor Plan Date Received 31.10.24

DWG No: 115 P2 Proposed Rooftop Bar Plan Date Received 10.06.25

DWG No: SK-10 P1 Proposed Parapet and Balustrade Section Date Received 10.06.25

DWG No: 116 Proposed Roof Plan Date Received 31.10.24

DWG No: 120 Rev P3 Proposed Front Elevation Date Received 17.03.25

DWG No: 121 Proposed Rear (North) Elevation Date Received 31.10.24

DWG No: 122 Proposed West Elevation Date Received 31.10.24

DWG No: 123 Proposed East Elevation Date Received 31.10.24

DWG No: 124 Rev P3 Proposed Street Scene Elevation Date Received 17.03.25

DWG No: 130 Rev P1 Demolition Plan Basement Date Received 31.10.24

DWG No: 131 Rev P1 Demolition Plan Ground Floor Date Received 31.10.24

DWG No: 132 Rev P1 Demolition Plan First Floor Date Received 31.10.24

DWG No: 133 Rev P1 Demolition Plan Second Floor Date Received 31.10.24

DWG No: 134 Rev P1 Demolition Plan Third Floor Date Received 31.10.24

DWG No: 135 Rev P1 Demolition Plan Rooftop Date Received 31.10.24

DWG No: 136 Demolition Plan Front Elevation Date Received 31.10.24

DWG No: 137 Demolition Plan Rear Elevation Date Received 31.10.24

DWG No: 138 Demolition Plan East Elevation Date Received 31.10.24

DWG No: 139 Demolition Plan West Elevation Date Received 31.10.24

Transport Assessment undertaken by Paul Basham Associates Dated January 2025 Date Received 07.01.25

Flood Risk Assessment and Drainage Strategy undertaken by Paul Basham Associates Dated September 2024 Date Received 31.10.24

Ecological Appraisal undertaken by LC Ecological Services Dated November 2023 Date Received 31.10.24

Lighting Impact Assessment undertaken by Michael Grubb Studio Dated October 2024 Date Received 31.10.24

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

- 3** Prior to the commencement of works above slab level of the development hereby permitted, details of the materials to be used in the construction of the works to include the type of brick for all new external alterations, structural glazing to be used for the rooftop bar (that shall be tinted or coated to a specification to be agreed in order to minimise light pollution), glazed balustrade for the terrace, fascia details and roof materials of the rooftop pavilion, cladding for the rear elevation, render finish, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order to ensure the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the curtilage listed building and its setting.

- 4** All building services, plant and associated mitigation (acoustic enclosures) as recommended at Section 7.1 of Clarke Saunders Noise Impact Assessment (Dated Oct 2024) shall be installed in full and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

- 5** The kitchen extract system and associated odour and noise mitigation shall be selected, designed and fully installed prior to occupation the development hereby permitted in accordance with the approved Ramboll Odour Assessment (Dated Oct 2024) and the Clarke Saunders Acoustics Report (Dated Oct 2024) and maintained strictly in accordance with the cleaning and maintenance schedule detailed therein at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

- 6** There shall be no loud speakers or amplification equipment permitted to be installed in external patron areas (ground floor bar and roof top bar) and these external patron areas will be closed to patrons between 2300 – 0700 hours daily.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

- 7** Prior to the commencement of construction of the development hereby permitted, a surface water drainage strategy shall be submitted to and approved in writing by

the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed works will not increase flood risk elsewhere and sustainably manages surface water runoff.

- 8** No development, other than the demolition works at ground level as shown on approved DWG No. 131 Rev.P1 – Demolition – Ground Floor Plan, shall commence within the red line boundary shown, as shown on approved drawing, DWG No: 001 Site Location plan, until a written programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The written scheme of investigation will provide for:

i) A programme of site investigation and recording within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme or unless otherwise agreed in writing by the Local Planning Authority.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

- 9** Any new light fixture or fitting to be installed within the roof top terrace bar area shall be in accordance with the appropriate Environmental Zone standards (E3) set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and the Lighting Impact Assessment undertaken by Michael Grubb Studio Dated October 2024 Date Received 31.10.24

REASON: In the interests of residential amenity and the setting of the surrounding historic listed buildings.

- 10** Other than the approved lighting within the roof top terrace bar area, no other external light fixture or fitting, parasol or parasol heater shall be installed or stored on the roof top floor of the building. There shall be no storage/installation of any other equipment or paraphernalia associated with the development hereby permitted above the parapet height of the building, otherwise than in accordance with the approved plans.

REASON: In the interests of residential amenity and the setting of the surrounding historic listed buildings.

Informative(s) to Applicant(s):

- 1** 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. If the

development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

- 2 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.
- 3 Any alteration to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before the commencement of work.
- 4 Please note, agreement with Wessex Water will be required to discharge surface water into the existing sewer system.

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](#)