

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09203
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Mompesson House, The Close, Salisbury, SP1 2EL
DESCRIPTION OF WORKS:	Refurbishment of the north-east bedroom to re-open it to public view. This will involve the removal of modern and intrusive elements to reveal historic fabric which will be conserved and repaired.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Mompesson House and No 53 is a grade I listed building, owned by the National Trust and accessible to the public. The list description reads as:

'Mompesson House now owned by National Trust, former service wing to right now separate property No 53). Built for Sir Thomas Mompesson 1704 date on east lead rain water heads. 2 storey and attic. Ashlar stone on projecting plinth. Raised 1st floor string. Moulded and bracketed cornice, broken forward over 1st floor central window. Hipped old tile roof. 3 dormers with moulded wood cornice and small paned sashes. 7 windows on 1st floor the central window with raised architrave surround, moulded cill on raised apron and supporting side scrolls with carved enrichment. 6 windows on ground floor and central 8 panel door, egg-and-tongue enrichment round panels, in moulded and enriched wood frame, with bold stone bolection surround, moulded cornice and broken curved pediment, with central cartouche and carved supporting swags, all supported on carved scroll brackets. The windows flanking central bay are 2 panes wide, remainder 3 panes. Exceptionally fine interior of contemporary panelling, staircase and enriched plaster ceilings. (Illustrated Nathaniel Lloyds' - History of the English House). Later service wing to right hand 2 storey, brick with moulded stone cornice, and brick parapet with recessed panels over windows and moulded stone coping. 5 windows on 1st floor, 4 windows on ground floor and 8-panel door to right hand in wood Doric doorcase, pilasters triglyph frieze and modillioned cornice and pediment. This block terminated at right hand with slightly projecting bay with similar cornice broken over and carried in pediment. 3-centred arched entry with chamfered stone surround and triple key block and lodged doors, with panelled door head. Semi-circular 3-light window in tympanum.'

The wall, railings and gate piers in front of the house are also listed at grade I:

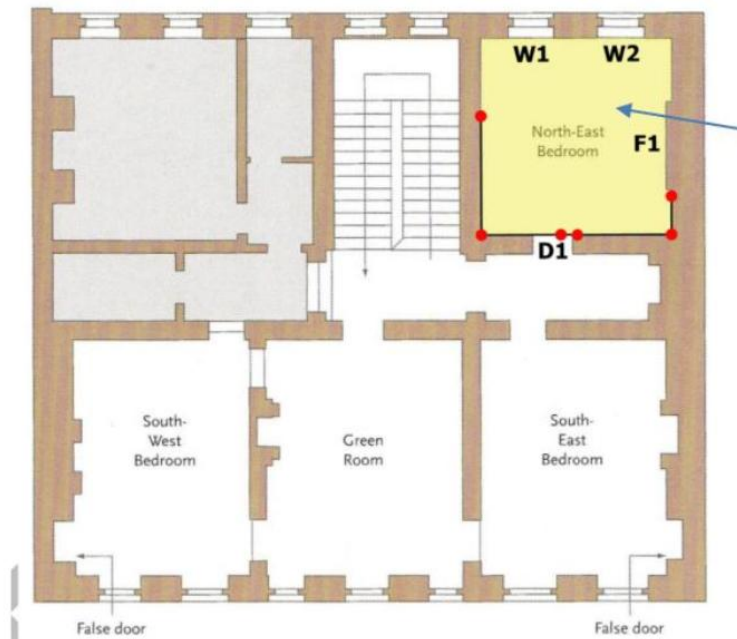
'Screen wall, rails, piers, gates and overthrow in front of Mompesson House SU 1429 NW 3/19A I GV 2. In front of house - flanking square stone piers with moulded caps and late C18 wrought iron lamps, with low stone wall, moulded coping, and fine wrought iron screen of bar rails, scroll panel standards with scroll pyramid cresting, and central gates of similar bars and scroll work with cypher CM and scroll overthrow with similar cypher and 3 feathers.'

The list description notes that:

'All the listed buildings in the Close form an outstanding group'.

PROPOSAL

The proposals relate to the north-east bedroom of Mompesson House, a former bedroom on the first floor.



The heritage statement says:

'While the house has been open to the public since 1977, this space has been outside the visitor experience for most of the time, due to its condition.'

As the heritage appraisal explains, when the NT took over the building, some works were undertaken to the space, including the removal of partitions which had been inserted by Denis Martineau some time between the 1950s and 1970s.

The proposal is now to bring the room back into public use. The application is therefore for 'undoing' some of the previous (20th century) works, alongside some new works to facilitate its use as a room within a visitor attraction (ie lighting tracks).

Again, the heritage statement sets out the works as including:

- Repair of the timber wall panelling;
- Reinstatement of missing timber mouldings, principally the mantle which has been removed in its entirety.
- Removal of boxed-in services in corner of room at skirting level, and reinstatement of skirting;
- Repair of lathe and plaster ceiling;

- Installation of new picture rail to support flexible display;
- Redecoration of room;
- Removal of redundant surface-fixed electrics;
- Repairs to the floor (and a new carpet).



Existing condition: East wall



North wall



South wall

Repair works to the windows and shutters, the lathe and plaster ceiling (Clivedon Conservation have undertaken a detailed report) and historic fittings (repairs at a later date) are also proposed but do not require listed building consent. The approach to the works is set out under section 3 of the Heritage Statement.

RELEVANT PLANNING HISTORY

ENQ/2024/00048

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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. Section 16 requires that **special regard** be given to the desirability of preserving 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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 58 '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."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

CONSULTATION RESPONSES

Historic England – no response received

Salisbury City Council – support

Member of the public – support

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

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.

A detailed heritage appraisal and HIA (for the room in question) was submitted to support the application.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined 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 further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

The heritage statement includes, at section 2, a detailed Assessment of Significance of the individual elements for this particular room. However, the significance of the room overall is that it is a significant room within an important Queen Anne House occupying a prominent position within The Close. The room retains significant elements of important joinery as well as its original plan form. The house is open to the public which enhances its interest as it serves as an educational facility into understanding buildings and people of the past.

Panelling

In summary, the heritage statement says:

‘The wall panelling, complete with skirtings and cornice, in its relative completeness, is a principal architectural element of this eighteenth century interior. Accordingly, it is of high architectural significance, and of high historical significance as a relatively intact room original to the construction of Mompesson House.’

Windows and shutters

‘Windows are double-hung sashes, nine over nine with ovolo moulded glazing bars, consistent with the c.1700 date of construction. The majority of panes are crown glass.’

‘Shutters comprise two leaves on each side of the windows, a shallower outer leaf folding behind a wider one in the open position. Each leaf has three panels set within ovolo-moulded margins on the front, and plain raised fields on the back which are matched by the treatment of the lining of the shutter recesses. Ornamental H-hinges are believed to be original, and later locking bars have been fixed to the internal face.’

Fireplace

The heritage statement says:

‘Despite this damage, and the loss of other elements, the fireplace is intrinsic to the architectural treatment of the room, and is, therefore, of high architectural value. It is also of high historical significance in speaking of a different character from that of other bedrooms at Mompesson.’



Fireplace, with displaced modern panel above and missing mantle shelf

Door

An eight-panelled oak door framed by a wide- stepped architrave with ogee mouldings to the margins. From the heritage statement:

‘As an original element of the room’s composition and construction, the door is of high architectural significance.’

Floor

‘The floor is of wide oak boards, the majority of which can be assumed to be contemporary with the original construction. Some modern boards in matching material.’

And

‘Although re-laid and, in part, replaced the boarded floor is an integral part of this highly significant interior, with much original fabric still present. It is therefore of moderate architectural significance’.

Ceiling

‘The room’s ceiling, consistent with other bedrooms on the first floor of Mompesson House, is entirely unornamented. It is of plain lime plaster on lath, with a paper lining and painted finish.’

Fittings

‘The room retains a substantial part of the fittings of a mechanical bell pull system, with levers and cranks attached to the top rail of the wall panelling, immediately beneath the cornice.’

Paint Scheme

'In summary of the findings of this work, paint samples uncovered nine or ten decorative schemes, with the original believed to be a dark cream, possibly with a varnished finish.

The second scheme was stone grey, followed by a sequence of cream-coloured and white-coloured layers, the final one being the warm cream paint visible today. It is likely that, in at least one of these schemes, the panels may have been picked out in slightly different shades from that of the panel stiles, cornice and skirting.'

MORE DETAIL IN RESPECT OF THE PROPOSALS

The heritage statement describes in some detail the methodology for the works (and also that Clivedon Conservation have produced a separate report for the ceiling repairs). There is also a separate report in respect of proposed timber repairs/reinstatement by Graham Marley ACR.

In addition to the heritage statement and Clivedon's report¹ detailed annotated internal elevations have been supplied for the 'removals' (ie modern battens, boxing in, redundant electrical cabling, overmantle wall panel).

As well as internal elevation removals plans, there are four internal elevations proposed plans which show areas of significant repair to mouldings etc and the new picture rails. For example, the proposed east elevation shows the reinstatement of elements of the fireplace surround, the new mantle (the profile of which is set out in more detail in the heritage statement) and the new panel above the fireplace.

In respect of the floor, there is an annotated proposed floorplan evidencing a new rug for the central area and the exposure of existing timber boards around the margins of the room.

We also have a proposed ceiling plan showing the proposed location of the new suspended lighting track and repositioned CCTV.

In terms of the redecoration, the heritage statement says:

'The application of a two-tone scheme has been considered, and may be implemented in the future. Initially, however, it is proposed that the panelling will be given a uniform 'stone grey' painted finish, based on the room's second historic scheme'.

In respect of the door, only repairs are proposed.

Impact of proposals on the significance and setting of the building/structure:

The proposals were the subject of a pre-application enquiry with the Council (ENQ/2025/00058).

The proposals are well considered and informed by a detailed heritage appraisal and supplemented by additional detailed reports. Detailed elevational drawings are also supplied.

It is considered that the works would enhance the significance of the space, undoing damaging 20th century works.

¹ Clivedon's Condition report dated October 2025

In respect of the new works, the picture rail system has already been used elsewhere at Mompesson and at other NT properties. The proposed lighting track will be suspended from the ceiling and will be a modest alteration to the ceiling,

Impact on Ecology

While Sections 16 and 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

CONCLUSION

In this case, the impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met.

The proposals are considered to be in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

There would be no impact on the City of Salisbury Conservation Area. As such, the proposals would preserve the character of this part of the conservation area in accordance with Section 72 of the Act.

RECOMMENDATION: APPROVE

That Listed Building Consent be GRANTED, subject to conditions

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