

DELEGATED REPORT

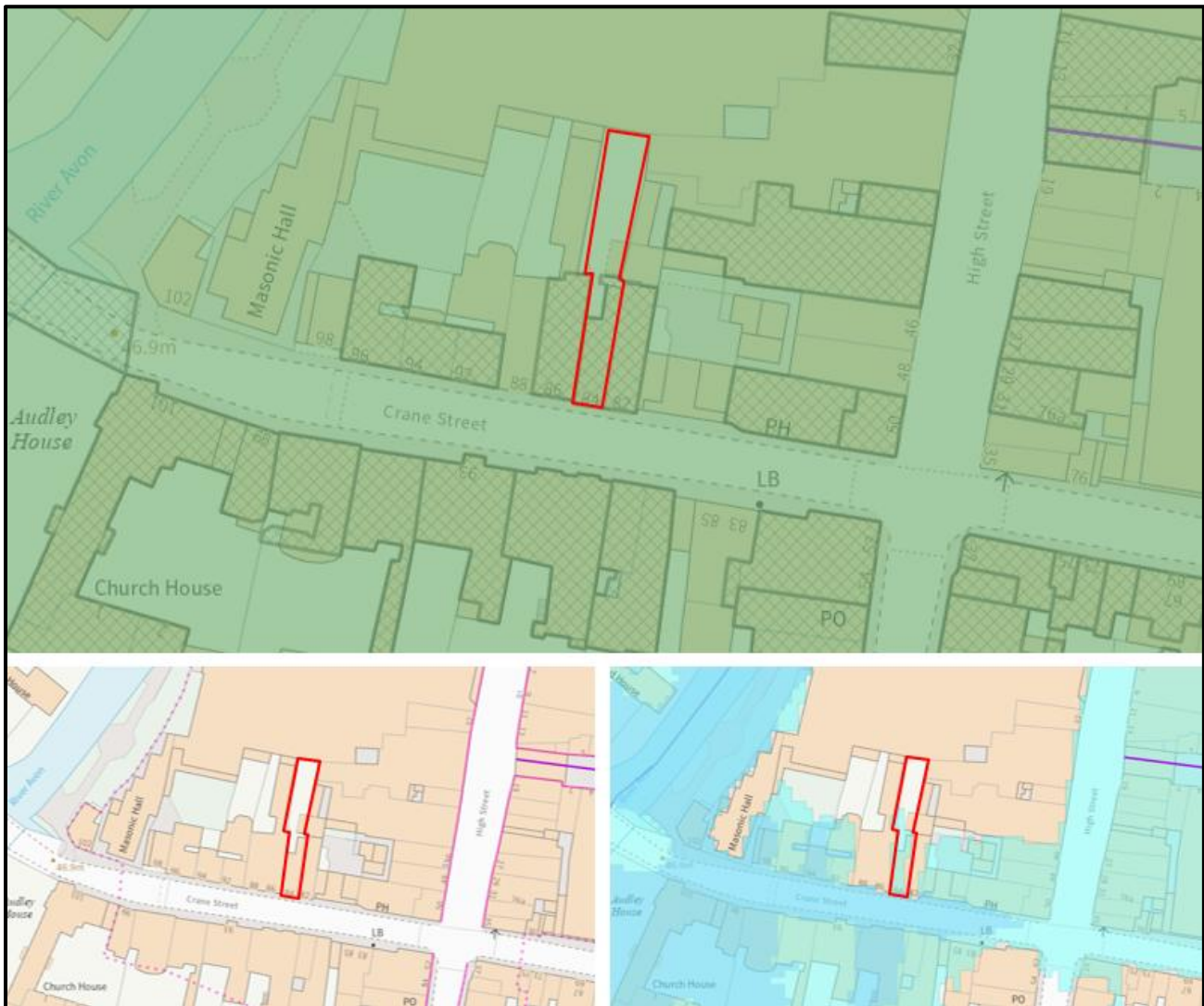
Application Reference: PL/2025/09609 & PL/2025/09610
Application Type: Planning permission & Listed Building Consent

Site Address: Crane House, 84 Crane Street, Salisbury, SP1 2QD
Proposal: Retrospective Change of Use and Conversion of building from Class E (office) to Class C3, 4 bed Dwelling (resubmission of PL/2024/10997 & PL/2024/11239)

Recommendation: Planning Permission & Listed Building Consent be GRANTED

SITE DESCRIPTION/CONTEXT

The 0.03 hectare site is situated within the settlement boundary of Salisbury, which is designated as a Principal Settlement by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). It is also situated within Salisbury Central Area, as defined by WCS policy CP22 (Salisbury Skyline) and saved Salisbury District Local Plan (SDLP) policies S3, H7 and E3; and is within the designated Secondary Shopping Area, as defined by saved SDLP policy S2 (the Secondary Shopping Area is shown as a pink dotted line in the Retail Designation Plan in PLAN A below).



PLAN A – Heritage Constraints; Retail Designations; & Flood Risk Plans

The site is situated entirely within the Salisbury Conservation Area (shown as a green wash in the Heritage Constraints plan in PLAN A above). As is identified by black cross hatching on the Heritage Constraints Plan in PLAN A above, the building is surrounded by a number of Grade II* listed buildings (82, 86, 87, 89, 93 and 97 Crane Street; and 52 and 54 High Street); Grade I listed buildings (91, 99 and 101 Crane Street); and Grade II listed buildings (90, 92, 94, 95, 96 and the Old Ale House, Crane Street; and 50 High Street).

As can be seen by a light blue wash on the Flood Risk Plan in PLAN A above, the site is partially in Flood Zone 2, while Flood Zone 3 (the darker blue wash) skirts along the southern, street boundary of the site. The site is also within an area that is at high risk of ground water flooding; is within the catchment of the River Avon Special Area for Conservation (SAC); and is within the 13.8 kilometre recreational buffer of the New Forest Special Protection Area (SPA), SAC and RAMSAR sites.



PHOTO 1 – The Site (Taken from Google Street View & a Site Visit)

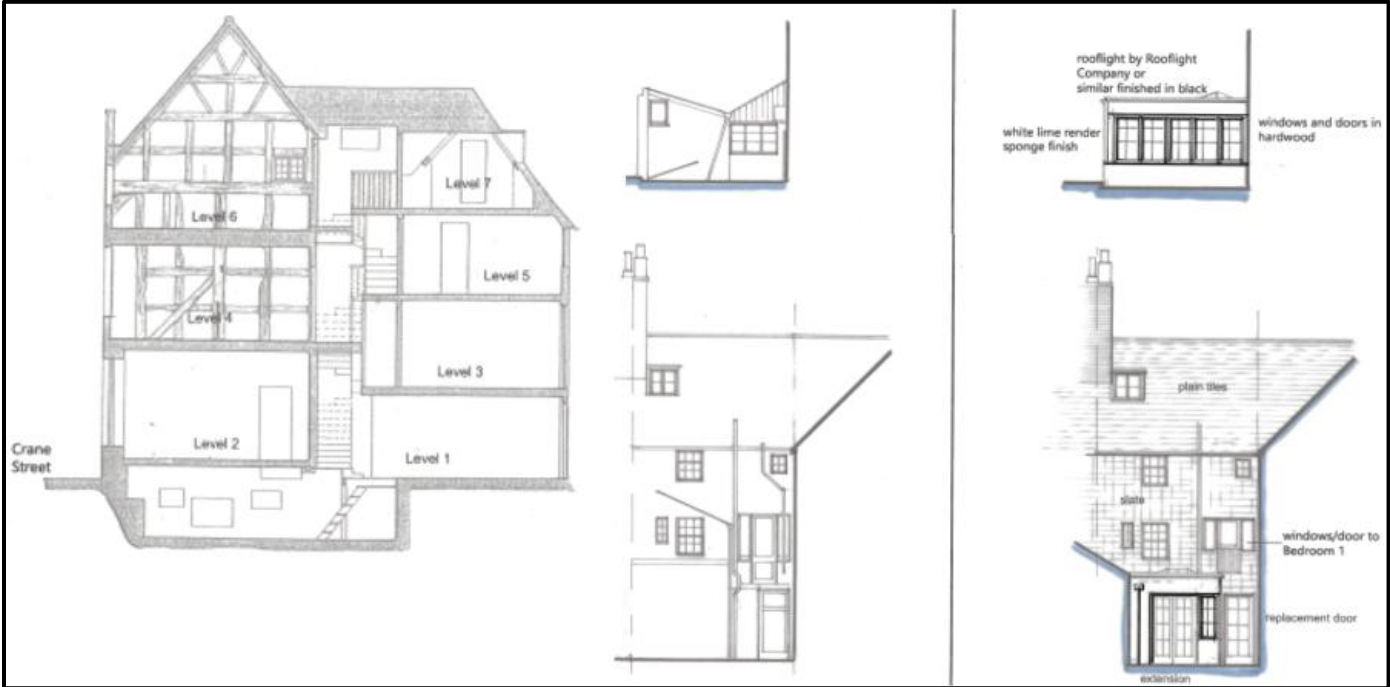
As can be seen in PHOTO 1 above, the site currently consists of a four storey (plus basement), terraced property, which until recently was in use as a solicitor's or architect's office (formerly Use Classes A2 or B1, now Use Class E(g)(i)). It is a Grade II* listed building which is situated on the hard edge of pavement and does not benefit from any off street parking. At the rear, a number of single storey outbuildings extend out from the rear elevation along the eastern boundary of the site. The rest of the site provides a semi private, rear courtyard, but windows on the adjacent property to the west, do look out into this space.

PROPOSAL

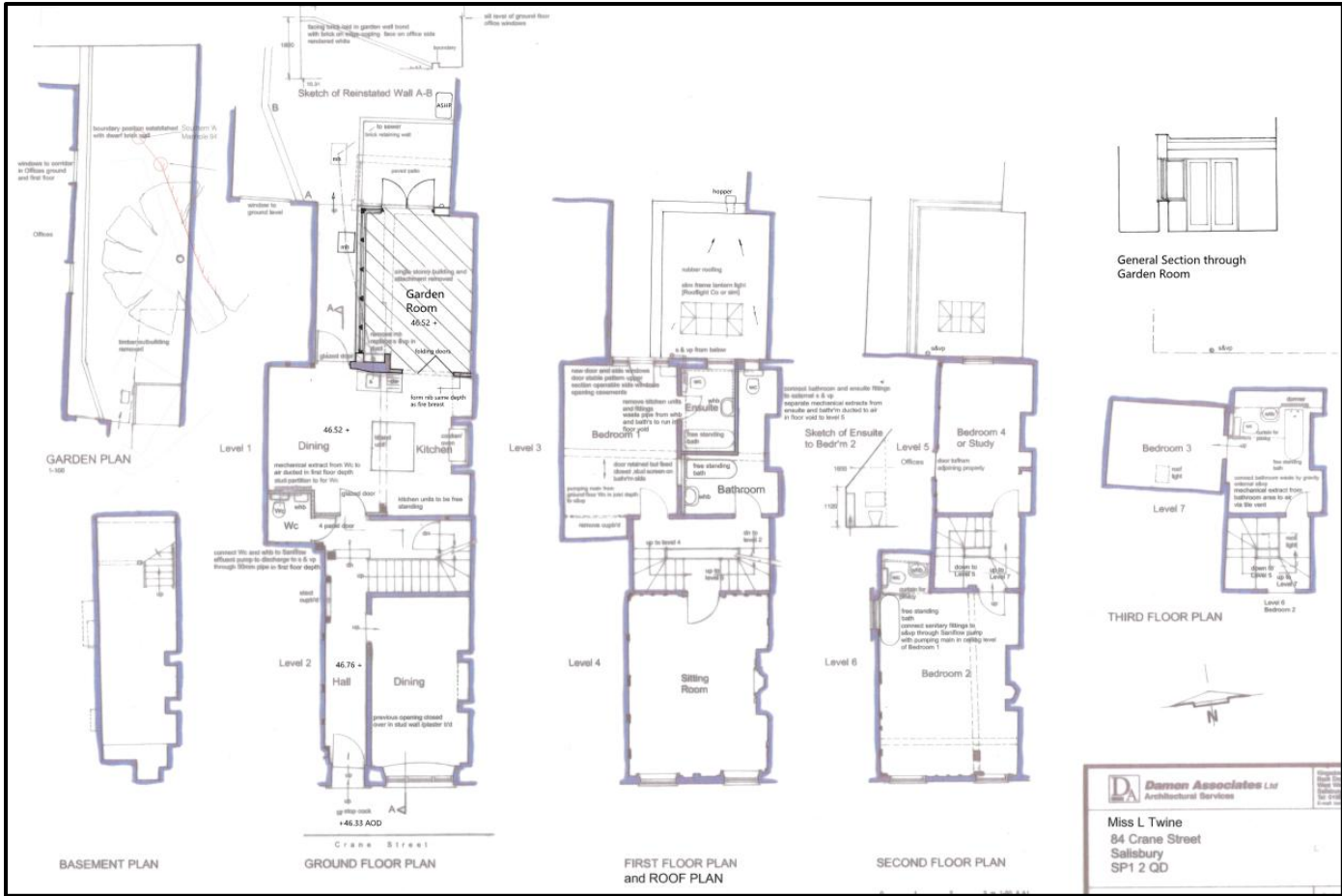
These tandem applications seek both planning permission *and* listed building consent for a change of use of the existing building from offices (formerly Use Class A2/B1, now E(g)(i)) to a residential use (Use Class C3). The application follows a similar pair of tandem applications seeking the change of use of the building to a dwelling, which were refused in 2025 due to insufficient information being submitted to demonstrate that there is no demand for the use of the building for employment or alternative uses; and due to the lack of any mechanism to secure nutrient neutrality and New Forest mitigation (considered under PL/2024/11997 and PL/2024/11239 and set out in full in the Planning History section below).

As can be seen in PLANS B & C below, the current application therefore continues to propose the change of use of the entire 4 storey (plus basement) building into a 4 bedroom property. At the rear the existing collection of outbuildings are to be demolished and a new single storey, flat roof extension is to be erected on roughly the same footprint (2.84 square metres larger) in order to create an open plan kitchen/dining/garden room at ground floor. Other internal alterations are proposed in order to create a more appropriate residential layout of the floor space. The rest of the site is to be provided as a private garden. A new garden wall is proposed to provide privacy from the ground floor windows on the neighbouring property

which currently look directly out into this space. The front elevation, facing the road (Crane Street) is to remain unaltered.



PLAN B – Existing & Proposed Elevations & Section



PLAN C – Proposed Floor Plans

The current proposals are identical to the previously refused schemes, other than the current applications are now accompanied by a marketing exercise. The application is also accompanied by an updated Planning Statement; a Heritage Statement; a Nutrient Report; and a Flood Risk Assessment (FRA).

PLANNING HISTORY

PL/2023/00308	Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. Withdrawn
PL/2023/00346	Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. Withdrawn
PL/2024/10997	Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. (resubmission of PL/2023/00308). Refused – 23.04.2025
PL/2024/11239	LBC - Change of Use from office (Class E) to a dwelling (Class C3) together with minor internal and external alterations to include a replacement, ground floor, single storey extension to the rear. (resubmission of PL/2023/00346). Refused – 23.04.2025

The latter 2 applications were refused for the following reasons:

- 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 a genuine and sustained attempt to sell or let the property on reasonable terms for employment use have been undertaken. The proposals are therefore considered to be contrary to the provisions of the National Planning Policy Framework; and the requirements of WCS policies CP1 (Settlement Strategy), CP20 (Salisbury Community Area) and CP35 (Existing Employment Sites).*
- The site is situated within the catchment of the River Avon Special Area for Conservation, which is a European designation. Advice from Natural England indicates that every permission that results in a net increase in foul water entering the catchment could result in increased nutrients entering this European site causing further deterioration to it. The application does not include detailed proposals to mitigate the impact of the identified nutrient burden that will be generated by the proposals and consequently, the Council as a competent authority is unable to conclude that there would be no adverse effect on the integrity of this European Site as a result of the development. The proposal would therefore conflict with the National Planning Policy Framework; Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC); and Policy 5 of the Salisbury Neighbourhood Plan*
- The site is situated within the zone of influence of the New Forest Avon Special Area for Conservation, New Forest Special Protection Area; and the New Forest Ramsar sites, which are European designations. Advice from Natural England indicates that every permission that results in a net increase in people in the catchment could result in increased recreational pressure on the New Forest causing further deterioration of these European designations. The application does not include any mechanism to mitigate the identified impact generated by this development and consequently, the Council as a competent authority is unable to conclude that there would be no adverse effect on the integrity of this European Sites as a result of the development. The proposal would therefore conflict with the National Planning Policy Framework; Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity); and Policy 5 of the Salisbury Neighbourhood Plan*

POLICIES

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

E3 – Office Development, Central Area

S2 – Secondary Shopping Areas

S3 – Central Shopping Areas

H7 – Residential Uses in Central Area

R2 – Provision of Public Open Space

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP20 (Salisbury Community Area)

CP22 (Salisbury Skyline)

CP35 (Existing Employment Sites)

CP43 (Providing Affordable Housing)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring High Quality Design & Space Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP67 (Flood Risk)

CP69 (Protection of the River Avon SAC)

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:

Wiltshire Design Guide (March 2024)

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Wiltshire Climate Strategy 2022-2027

Salisbury Neighbourhood Plan 2020-2038 (NHP)

Salisbury Central Area Framework

Wiltshire Local Transport Plan – Car Parking Strategy

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle
- Heritage, Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology
- Flooding & Drainage
- CIL/S106

CONSULTATION

Cllr Sample – Support

- I have visited this dwelling and entirely support the application.
- We have too many empty office properties and a shortage of family homes.
- If officers are minded to REFUSE this application I would be minded to call it in for deliberation by the relevant planning committee, where I will be happy to speak in favour of the applicants.

Highways – No Objection

- In highway terms this application is the same as PL/2023/00308 and PL/2024/10997 and I therefore adhere to my previous observations
- The property does not benefit from off street parking; however it is located in the city centre close to facilities, public transport links and amenities that future residents would need.
- Parking restrictions apply in the area and future residents would be aware that they would not be able to park close to their dwelling.
- The existing use of the building generates the need for parking where it's not provided and it is likely that the proposed use would generate a lesser requirement than the existing use.
- It is therefore considered that the proposal is not detrimental to highway safety and I wish to raise no highway objection.

Conservation – No comments received to these applications. Previously they commented as follows:

No Objection subject to Conditions

- The building is II* listed as one of a pair, has many listed buildings in its surroundings and is within the Salisbury City CA.
- The LPA is required to pay special regard to the desirability of preserving the character and setting of LBs, and special attention to the character and appearance of CAs by sections 16, 66 and 72 of the PLBCA Act 1990. The NPPF and CP58 also apply, and Historic England is a statutory consultee due to the high grade.
- In line with comments from Historic England, I agree that the scheme addresses most of the concerns raised by the earlier application.
- I would also wish to see full details of the drainage/plumbing runs, to understand fully the damage that this would cause to historic timbers, it is not yet clear to me that this is achievable in an acceptable manner.
- I am sure a solution will be possible, so a condition would be ok.
- I would also wish to see full details of the replacement glazing to the rear, the statement of 'like for like' is not sufficient.
- I am satisfied that the proposals would preserve the character and significance of the listed building - there are some minor areas of very slight harm but also a number of benefits from the investment in the building's repair and long-term future.
- There would be no impact on the setting of other listed buildings nor the character of the CA.

Ecology – Comment

- An Appropriate Assessment for impacts on the New Forest Protected Sites has been completed and sent to Natural England for their agreement that the HRA can be favourably concluded.
- There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA.

New Forest Protected Sites

- The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site.
- Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on

the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

- Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.
- Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised.
- Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence.
- Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation.
- This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application.
- Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.
- It will therefore be necessary for developer contributions of £612 per dwelling / tourism unit (plus legal fees) to be paid prior to commencement of development and secured via legal agreement.
- This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

- This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.
- Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.
- The submitted nutrient calculation [Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 84 Crane Street Nutrient Assessment Revised] calculated a total phosphorus budget of 0.12 kg TP/year pre 2030 and 0.04 kg TP/year post 2030.
- A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available.
- A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme.
- The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests.
- Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website [Phosphorus and nitrogen mitigation - Wiltshire Council](#).
- A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment.
- The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.
- These comments assume that this application qualifies for and will be proceeding with the Council- led scheme.

- The administration charge for the scheme must be paid prior to or on determination through a section 111 or S106 agreement to reserve the allocation of mitigation.
- The mitigation fee is payable on commencement of development.
- If the application does not qualify for the Council-led scheme, or the applicant decides not to proceed with the scheme, details of an alternative mitigation strategy must be submitted for review and the Council's ecology team consulted. Any alternative mitigation scheme would be subject to a bespoke Appropriate Assessment.

Biodiversity Net Gain

- From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:
 - does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- *Note to case officer:* you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Core Policy 50

- This application does not meet the threshold for Biodiversity Net Gain (BNG), therefore BNG *per se* is not obligatory.
- However, Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).
- While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF require that development should deliver enhancements for wildlife.
- Ecological enhancements are provided through the installation of a bat box bird and bat boxes, within Biodiversity Net Gain Documentation. The location of ecological/biodiversity enhancements must be included in the site plan drawings and will become an enforceable part of the planning permission.
- Bird/bat boxes will continue to be available for bats/birds for the lifetime of the development.

Drainage – Objection

- In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.
- The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.
- Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.
- Our comments below are reliant on the accuracy and completeness of information submitted by the applicant and we do not take any responsibility for incorrect data or interpretation made by the authors.
- The applicant must provide further information on the surface water drainage strategy:
 - a. The access and ground floor of the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council.
- The applicant must ensure safe access and egress can be achieved during the design flood as per PPG.
- It is noted in Section F of the Flood Risk Assessment the applicant provides the flood levels in relation to the property, noting the access & kitchen area will be submerged in the 1 in 100 year event.

- We also note the applicant has stated in the Addendum to Flood Risk Assessment that “It is not possible to provide a dry access or exit route as no other locations are available.
- Zone 3 can be related to the junctions of Crane Street, High Street and New Street approximately 45m to the East of No 84 and would be reached over the public footpath in reducing water depth”.
- Acknowledging there will be no dry access in the 1 in 100 year event, the applicant must provide a plan drawing of this access, outlining the proposed route.
- The applicant must also complete a full flood hazard rating assessment in accordance with FD2320 guidance to demonstrate that the development is safe.

Historic England – No Comment

- Historic England provides advice when our engagement can add most value.
- In this case we are not offering advice
- This should not be interpreted as comment on the merits of the application
- We suggest you seek the views of your specialist conservation and archaeological advisors

Natural England – No Objection subject to Conditions

- Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.
- Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the New Forest Protected Sites.
- Your authority should be satisfied that the agreed mitigation meets the minimum requirement as per the New Forest Interim Recreation Mitigation Strategy.
- Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

National Amenity Society – No comments received

Salisbury City Council – Support

REPRESENTATIONS

Letters – None

ASSESSMENT

Principle:

As is identified above, the site is situated within the defined settlement boundary of Salisbury which is designated as a Principal Settlement by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). WCS policy CP1 (Settlement Strategy) confirms that ‘*Principal Settlements are strategically important centres*’ and should be ‘*...the primary focus for development*’ and that the growth of principal settlements will therefore be supported. WCS policy CP2 (Delivery Strategy) continues that ‘*Within the limits of development...there is a presumption in favour of sustainable development at the Principal Settlements...*’ While WCS policy CP20 (Salisbury Community Area) further confirms that ‘*Over the plan period (2006 to 2026) ...approximately 6,060 new homes will be provided within the Community Area, which should occur either within Salisbury or the town of Wilton*’. The principle of housing on this site could therefore be accepted within this context.

However, it is noted that the existing lawful use of this building is as architect’s/solicitor’s offices (i.e. now Class E, but previously either Use Class B1 – Business; or Use Class A2 – Financial & Professional Services). WCS policy CP35 (Existing Employment Sites) seeks to retain employment uses within principal employment areas. It states that within Principal Settlements, such as Salisbury, proposals that involve the

redevelopment of buildings currently (or last) used for activities falling within use classes B1, B2 and B8, must demonstrate that they meet the following criteria:

- i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use*
- ii. Where the proposal concerns loss of employment land of more than 0.25ha in the principal settlements, market towns or local service centres it is replaced with employment land of similar size elsewhere at that settlement*
- iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site*
- iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area*
- v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions*
- vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.*

As is mentioned above, a previous pair of applications were refused because the previous marketing that had been undertaken was not robust and did not establish if there is any demand for the building's continued use as a commercial/employment use and thus the requirements of CP35 (Existing Employment Sites) could not be satisfied. The current owners purchased the property during a previous marketing exercise in 2023, but with the intention to convert it to a dwelling rather than continue its use for commercial purposes. They therefore submitted a Marketing Statement with the 2024 applications but they could not previously provide any evidence of this prior marketing exercise due to the estate agent having closed in the interim period. It was however confirmed that the property in 2023 was marketed at a guide price of £295,000; no specific use was identified but it was suggested that the building represented a development opportunity; and the brief Marketing Statement submitted confirmed that the property was sold via an online auction and was sold to the current occupants in June 2023. There were allegedly 5 enquiries and viewings prior to the auction but no information about these could be provided as part of the last application.

It was not previously considered that the 2023 marketing exercise was robust or sufficiently satisfied the requirements of WCS policy CP35 (Existing Employment Sites) identified above (and in particular criterion v); nor demonstrated that there is no demand for the building to be used for commercial/employment purposes. The deficiencies in the 2023 marketing exercise were as follows:

- 1) The marketing brochure showed it set out as an office but repeatedly referred to the building as a house.
- 2) Whilst the guide price did not seem to be an unrealistic price for the unit, even for an office use, no information had been submitted about what the property sold for or what other offers were made.
- 3) No information had been submitted about what other interest had come forward
- 4) The property was only marketed for 2 months before it was sold at auction and so there had not been a full 6 month marketing exercise undertaken as required by the policy
- 5) The auction process was not considered to be the best way to test the market for a demand for commercial/employment uses as it is not surprising that a buyer with an aspiration to use the property as a dwelling would end up paying more than a buyer who might be interested in using it as an office/employment use

The current applications are supported by a new marketing statement. This confirms that since the last schemes were refused, the property has been actively marketed (since April 2025) until current day. It has been marketed as a commercial use with opportunities for alternative uses subject to planning. No reference is made in the particulars to the unit being a house. It is confirmed that the property was originally marketed at a guide price of £500,000 but was reduced to £450,000 in July 2025. The marketing report confirms that it was marketed on line through the estate agent's own website as well as other platforms such as Rightmove. It is confirmed that the marketing generated 1,259 clicks on the particulars online but resulted in no interest or viewings.

On the whole, it is considered that the new marketing evidence is significantly more robust than the previous efforts. The asking price seems to be a little steep given the non residential value, and it is considered that a value closer to the £295,000 figure that was previously advertised in 2023, would have been more appropriate for such a use. However the report concludes that demand for offices in Salisbury has declined in recent years following the recent demand for hybrid/flexible working practices. It also concludes that the lack of interest is not very surprising given that this is an older listed building where adaptation costs are also high. It is also noted that the price was reduced during the course of the marketing exercise to try to encourage interest

Overall therefore, whilst it is considered that the price was a little high, the marketing exercise has been conducted properly and robustly on the whole; and the lack of any interest for any alternative uses, therefore satisfies the requirements of WCS policy CP35 (Existing Employment Sites) and demonstrates a lack of demand for alternative uses. It is therefore considered that the previous, in principle reason for refusal has been addressed and it has been demonstrated that there is no demand for this building to provide alternative employment generating uses at the site and its loss will not harm the vitality or viability of the Principal Settlement; and the proposed change of use of the former offices to a dwelling house is therefore now considered to be acceptable in principle.

This principle acceptability is however subject to the details. The potential implications for the character of the area; heritage assets; neighbouring amenities; highway safety; ecology; and flooding are all appropriate considerations and will be discussed in more detail below. However it should be noted that these matters were considered as part of the assessment of the previous schemes and, other than ecological matters, they did not result in any additional reasons for refusal to the proposals. It would therefore be unreasonable to introduce additional concerns at this stage, unless there is a change in circumstance.

Heritage, Character & Design:

Previously, Historic England confirmed that 84 Crane Street is an early timber framed building, which originally extended to the terrace property to its east, (82 Crane Street). Recent building recordings have found much of the exposed timber to have been re-used and relocated, indicating the 16th century as a possible date of origin. The building rises to three storeys terminating with a moulded cornice and parapet and an old tiled gabled end roof, with the ridge running parallel to the street. In the late 18th-century the house was re-fronted and acquired a front elevation with brick on the lower storey and painted hung mathematical tiles above. At this time the house was divided into two properties with a chimney stack inserted within the party wall. In the 20th century the houses changed use to commercial activity and more recently, as offices. Alterations included a new tripartite window to the front with recessed arch, insertion of new internal partitions, installation of new services, and the creation of a rear single storey extension. Because of its historic and architectural interest, 84 Crane Street has been designated as a Grade II* heritage asset, placing it among the top 5.2% of the most important historic buildings in the country. As is identified above in the Heritage Constraints plan in PLAN A, the site is also surrounded by other Grade II, II* and I listed buildings and is in the Salisbury Conservation Area. It is therefore considered to be a particularly important building, in a very sensitive heritage location. It is for this reason that the application was and continues to be accompanied by a Heritage Assessment.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of Act further requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Act further also states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' and/or in paying 'special attention' the NPPF requires an assessment to be made as to whether the proposals cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

At a local level, WCS policy CP58 (Ensuring the Conservation of the Historic Environment) aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are '*...protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life*'. However it also states that '*...the designation of a heritage asset does not preclude the possibility of new development*' and confirms that the Council is committed to '*...working pragmatically*' with owners to find positive solutions which will allow adaptation of such buildings to reflect modern aspirations. It is however expected that the form, scale, design and materials of new developments are complementary to the historic context.

The current application proposes the same level of alterations to the building, in associated with the change of use, as the previous scheme. Whilst both the Council's Conservation Officer and Historic England have not commented on the current application, it is identical in its proposition as it was for the 2024 applications and previously both consultees supported the principle of a return of the building to a domestic use, but originally expressed (as part of the consideration of the withdrawn 2023 applications) a degree of concern at some of the proposed alterations. They had withdrawn these concerns by the time of the 2024 applications, where the consultees concluded that the scheme would allow the full reuse of this now vacant property and would offer the opportunity to revert some inappropriate alterations carried out in the past, whilst revealing and enhancing the character, the appearance and the significance of this important heritage asset. The proposals were also not considered to erode the legibility and integrity of the building's historic plan form, nor the layout and hierarchy of spaces.

The only outstanding concern that was identified previously was in relation to the proposed service runs and drainage strategy identified, as the proposed rerouting of the services runs and drainage within the building could be intrusive and potentially highly destructive for the historic fabric and timbers. However both consultees were previously satisfied that a solution would be possible and that the matter could therefore be resolved by condition. This did not culminate in an additional reason for refusal previously. Full details of the replacement glazing to the rear were also requested by condition. These conditions will therefore be added to this recommendation, despite not being requested as part of this application by the consultees.

The scheme also continues to involve a new rear extension. As per the 2024 application, this is to be of single storey, flat roof form and of rather modest footprint. It will essentially replace a similar level of floor space created by existing outbuildings in the rear courtyard which are to be demolished. It is considered that the size and design of the extension is appropriate and in proportion to; and in keeping with the character of the existing building. No alterations are proposed to the building's street frontage elevation and so it will retain its existing character, appearance and relationship with the street scene. It is not therefore considered that the detailed proposals will result in any particular implications for the heritage assets, character of the area, or street scene; and the scheme continues to be acceptable in this regard.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing*

and future occupants of land and buildings'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

As is identified above, the only external alterations involved in the proposed change of use are the replacement of the existing outbuildings with a new single storey kitchen addition at the rear. This proposes new fenestration on both the northern elevation facing into the courtyard; and on the side, facing the shared boundary/neighbouring property. The side elevation essentially looks out onto a blank wall of the neighbouring property and is not therefore considered to result in any implications in terms of overlooking. Given its scale and detailed design it is not therefore considered that the proposals will result in any significant implications for neighbouring amenities in terms of loss of light, overlooking or dominance; and will represent an improved replacement for the collection of existing out buildings, which are currently deteriorating and are in need of repair.

However, the neighbouring property at 82 Crane Street has a number of windows along the shared boundary, which look directly into the end of the site, into the proposed courtyard/garden serving 84 Crane Street. This is an historical arrangement but is not considered to be a particularly neighbourly relationship, especially given the proposals involve the change of use of this space to a residential dwelling and this courtyard will therefore become a private garden. The proposals however confirm an intention to erect a new boundary wall in this space, off set from the shared boundary which will therefore provide some privacy for the occupants of the new house. It is considered that this would serve to improve the relationship between the two properties and is therefore acceptable in this regard.

There is also an historic shared fire escape route through the upper floor rooms of the property from the adjacent properties. Whilst an unusual arrangement it appears that all parties agree to this arrangement continuing and the route is unimpeded by the proposals. This arrangement does not raise any new amenity issues accordingly.

Highway Safety:

The existing property does not benefit from any off street parking; however it is located in the city centre close to facilities, public transport links and services that any future residents would need. Parking restrictions apply in the area and future residents would be aware that they would not be able to park close to their dwelling. It is also acknowledged that the existing use of the building would generate the need for parking where it has not been provided and it is likely that the proposed use would generate a lesser requirement than the existing use. It is not therefore considered that these proposals will result in any additional or significant implications for highway safety over and above what would be caused by the existing use of the building. The Highway Authority has raised no objection to the proposals accordingly.

Ecology:

As is set out above, the previous schemes were refused for two further reasons as well as the matter of principle, both of which related to ecological designations that affect the site. These being the River Avon SAC; and the New Forest SAC, SPA and Ramsar sites.

River Avon Special Area for Conservation:

As is identified above, this proposal falls within the catchment of the River Avon SAC and has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The development therefore needs to be appraised in line with the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) and WCS policy CP69 (Protection of the River Avon SAC).

Previously whilst a nutrient calculation had been submitted and agreed by the Council's Ecologist; as the application was heading for refusal the scheme was not considered to be 'planned' development and could not therefore benefit from the Council's strategic mitigation credit scheme. As no alternative mitigation had been put forward, an additional reason for refusal was added on this basis. This is no longer the case though

as, as is discussed above, the current scheme is considered to be acceptable in principle and therefore the scheme can now benefit and apply for Council Credits to ensure that the scheme is nutrient neutral.

A new nutrient calculation has been submitted with the application which has calculated a total phosphorus budget, resulting from the proposed dwelling, of 0.12 kg TP/year pre 2030 and 0.04 kg TP/year post 2030. This level of burden has been agreed by the Council's Ecologist (and is the same burden that was identified as part of the previous submissions).

A strategic Council-led scheme of phosphorus credits is available for developers to purchase in order to mitigate an identified phosphate burden. The credits are available at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment, that apply for Council Credits. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

The applicant has confirmed that they wish to purchase Council credits. The Council can therefore be satisfied that the development will achieve nutrient neutrality and will satisfy the requirements of the Habitat Regulations 2017 accordingly. The previous reason for refusal on this issue has therefore been addressed accordingly. The recommendation will therefore be subject to a condition to secure the credits and application into the Council scheme.

New Forest SPA:

The proposed development also site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019. Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence. Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal and admin fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application.

As the previous application was heading for refusal, there was no mechanism to ensure that the applicant would sign up to the Council's strategic mitigation concerning this matter either; and therefore a further reason for refusal was added to the previous scheme. However, again, as this scheme has addressed the previous in principle reason for refusal, it is considered that the development is now eligible to benefit from the Council's strategic mitigation with regard the New Forest ecological designation too. The mechanism for doing so will be secured by condition on the decision and this will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects. This previous reason for refusal has also therefore been addressed.

A bespoke AA has been written by the Council's Ecologist; and Natural England has endorsed its findings raising no objection to the proposals. This previous reason for refusal has also therefore been addressed.

Biodiversity Net Gain:

As of 2nd April 2024 the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force. Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However, based on the information available, as the proposals involve a change of use and will not impact an onsite priority habitat; and will impact less than 25 square metres of onsite habitat, the BNG legislation is not considered to apply to this application as the development meets the exemption criteria and is therefore below the de minimis threshold. No further action is therefore required in regard to the Environment Act.

However, WCS policy CP50 (Biodiversity and Geodiversity) requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains. While it is not expected that this development will result in significant loss of habitat, both CP50 (Biodiversity and Geodiversity) and NPPF require that development should deliver enhancements for wildlife. Ecological enhancements can be provided in this instance through the installation of bat and bird boxes. The Council's Ecologist has therefore raised no objection to the proposals subject to these enhancements being secured by condition.

Drainage/Flooding:

As is identified above, the site is situated in a high risk ground water area; and Flood Zones 2 and 3 partially extend into or skirt around the southern edges of the site. Paragraph 170 of the NPPF states that:

'170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

Paragraph 176 further states that:

'176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test...but should still meet the requirements for site-specific flood risk assessments...'

While Paragraph 181 confirms that:

'181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate [in flood zones 2 and 3], applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'*

In this instance, the proposals involve the conversion of the entire building into a 4 bed dwelling. Whilst a new extension is proposed on the rear of the building, overall only 2.84 square metres of additional floor area is identified as the extension will replace existing outbuildings/floor area that already exists and are of similar size and siting on this part of the site. In line with Paragraph 176 of the NPPF it is not therefore considered that the scheme should be subject to a sequential or exception test. A site specific Flood Risk Assessment (FRA) has however accompanied the application.

The FRA confirms that the internal floor levels will be between 46.51 and 46.76 AOD and the outside pavement floor level is 46.33. On the basis of this information, the Council's Drainage consultee has objected to the proposals because the ground floor; extension and access into the building are likely to be submerged during a 1 in a 100 year flood event; and because a dry or safe access route for pedestrians or vehicles, during a significant flood event has not been identified. However an escape route plan *has* been submitted with this application (Exit route to Zone 3 Area) which shows a walking route through the flood zone area to a point in flood zone 1 around the corner.

Whilst this is not an ideal evacuation route, it was also previously accepted that no such evacuation plan is possible from the site due to its position in Zone 2 and skirted by Zone 3 immediately along its front door. Any evacuation plan would therefore rely on the future residents of the new house either evacuating before the onset of a flood or seeking refuge in the upper levels of the buildings. In this regard, it is noted that a more vulnerable use is being introduced into the building and so any future occupants will be at risk of flooding, especially at ground floor. However, no bedrooms or overnight accommodation is proposed at ground floor and upper floor accommodation is readily available for the future occupants which can provide safe refuge during a flood event. It should also be noted that the proposals are situated within the existing main built up area of the City centre and is surrounded on all sides by other residential properties, especially at upper floors; and indeed that this building was originally built as a residential dwelling and was occupied as such for a number of years before it became a commercial use.

The Environment Agency's standing advice for flood risk management confirms that *'Proposals that are likely to increase the number of people living or working in areas of residual flood risk, require careful consideration, as they could increase the scale of any evacuation required.'* It generally talks about facilitating 'escape' from a building but also raises concern about people wandering around in flood water due to manholes, trip hazards and the force/flow of flood water. It therefore confirms that *'...development should also be provided with an internally accessible and suitably sized and designed place of refuge above predicted flood levels, where occupants can seek temporary refuge for the duration of flooding'*

The standing advice also states:

'Emergency escape plans for any parts of a building that are below the estimated flood level must be submitted. Make sure that the plans show:

- single storey buildings or ground floors that do not have access to higher floors can access a space above the estimated flood level, for example higher ground nearby*
- basement rooms have clear internal access to an upper level, for example a staircase*
- occupants can leave the building if there is a flood and there is enough time for them to leave after flood warnings'*

In light of the proposals involving a conversion of an existing building rather than a new build; the site being situated within the main built up area of the settlement surrounded by other residential and commercial uses; the application being accompanied by a FRA; and that all future occupants will be able to seek refuge in upper floors during a significant flood event, it is not therefore considered that the objection set out by the Council's Drainage Team could be robustly defended at appeal. The application is also accompanied by an Emergency Evacuation Plan; and the applicant has confirmed a commitment to sign up to the Environment Agency Flood Warning System to ensure safe evacuation procedure prior to a significant flood risk event, which are therefore considered to be acceptable in this regard. The suggested reason for refusal cannot

therefore be upheld in this instance and was not previously added as an additional reason for refusal. It is not therefore considered that it would be reasonable to introduce this as a reason for refusal at this stage.

CIL/S106:

WCS policies CP3 (Infrastructure Requirements) and CP43 (Providing Affordable Housing); and Saved SDLP Policy R2 all require contributions towards affordable housing, education and public open space provision from any net gain in the number of dwellings in the area. However following subsequent ministerial advice and updated NPPF, these policies now only apply to sites of 10 dwellings or more and therefore there is no longer a requirement for such contributions from this proposal involving only 1 new dwelling.

As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant would therefore be attached to the decision accordingly.

CONCLUSION

The revised proposals are accompanied by robust and acceptable marketing evidence, which demonstrates that a residential use is the only viable use of the building; that it is no longer required for employment or commercial uses; and thus, that its loss to a residential use would not have a detrimental impact on the vitality or viability of the city centre. The proposals therefore satisfy the requirements of WCS policy CP35 (Existing Employment Sites) and the previous, in principle reason for refusal has therefore been addressed

The proposals are also considered to be sympathetic to the historic fabric of the building and will ensure the long term future of the Grade II* listed building; and will not result in any implications for neighbouring amenities, highway safety, or flooding. Appropriate mitigation for the potential impact of an additional household in the catchment of the River Avon SAC and within the recreational zone of New Forest SAC, SPA and Ramsar sites, can also be secured by conditions, meaning that the Local Planning Authority can be confident that the scheme can be made nutrient neutral and will not result in additional recreational pressures for the New Forest. The proposals are therefore considered to satisfy the Habitat Regulations in this regard and the applications are recommended for Permission accordingly.

RECOMMENDATION:

PL/2025/09609

That Planning Permission be GRANTED 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:

Application Form & Certificate

Ref: 04525 1 – Location Plan. Received – 2.12.2025

Ref: 04525 2 – Proposed Conversion to Dwelling. Received – 2.12.2025

Ref: 04525 3 – Elevations and Joinery Details. Received – 2.12.2025

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

3. No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development hereby approved shall commence on site until full details of the proposed drainage and plumbing runs have been submitted to and approved in writing by the Local Planning Authority so that the implications for the historic timbers can be fully understood and avoided. The methodology for the works; and any repair work required should be fully set out in the details, where necessary. The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposals do not result in harm to the historic fabric which is designated as a Grade II* listed structure.

5. No development hereby approved shall commence on site until full details of the proposed glazing work on the rear elevation and extension have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans and sections of all windows (including head, cill and window reveal details). The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area; and the historic significance of the Grade II* listed building.

6. The development will be carried out in strict accordance with the following documents:
 - Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 84 Crane Street Nutrient Assessment Revised;
 - Nutrient Assessment & Budget. 17 January 2025. Aqua Callidus Consulting. Ref. 25011;
 - Biodiversity Net gain Proposal. 6-1;
 - Statement. 045.25.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

7. The dwelling/s hereby approved shall be designed to ensure they do not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

8. No development hereby permitted shall commence onsite until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

9. No development hereby permitted shall commence on site until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

10. No development shall commence on site, including vegetation removal and demolition, until an Ecological Enhancement Plan has been submitted to and improved in writing by the Local Planning Authority. This shall include details and positions of at least one bat box and one bird box within the site boundary. The approved details shall be implemented in accordance with the manufacturer details before occupation of the dwelling hereby approved and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide enhancement for biodiversity in line with CP50 and NPPF.

11. Any external lighting installed on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will ensure that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

12. The development shall be implemented and occupied in accordance with the recommendations set out in Section 5 – Flood Risk Assessment contained within the submitted Planning Statement; the Exit Route to Zone 3 plan; and the Diagrammatic Sketch and a copy shall be given to all future residents when they first move into the unit.

REASON: In the interests of flood prevention and safety during extreme flood events

INFORMATIVES:

- 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) Any alterations 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 commencement of work.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt being below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4) Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. Any alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.
- 5) Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. Any alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.
- 6) The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals

- 7) The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

PL/202509610

That Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Application Form & Certificate

Ref: 04525 1 – Location Plan. Received – 2.12.2025

Ref: 04525 2 – Proposed Conversion to Dwelling. Received – 2.12.2025

Ref: 04525 3 – Elevations and Joinery Details. Received – 2.12.2025

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

3. No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development hereby approved shall commence on site until full details of the proposed drainage and plumbing runs have been submitted to and approved in writing by the Local Planning Authority so that the implications for the historic timbers can be fully understood and avoided. The methodology for the works; and any repair work required should be fully set out in the details, where necessary. The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposals do not result in harm to the historic fabric which is designated as a Grade II* listed structure.

5. No development hereby approved shall commence on site until full details of the proposed glazing work on the rear elevation and extension have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans and sections of all windows (including head, cill and window reveal details). The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area; and the historic significance of the Grade II* listed building.

6. The development will be carried out in strict accordance with the following documents:
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 84 Crane Street Nutrient Assessment Revised;
 - Nutrient Assessment & Budget. 17 January 2025. Aqua Callidus Consulting. Ref. 25011;
 - Biodiversity Net gain Proposal. 6-1;
 - Statement. 045.25.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

7. The dwelling/s hereby approved shall be designed to ensure they do not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

8. No development shall commence on site, including vegetation removal and demolition, until an Ecological Enhancement Plan has been submitted to and improved in writing by the Local Planning Authority. This shall include details and positions of at least one bat box and one bird box within the site boundary. The approved details shall be implemented in accordance with the manufacturer details before occupation of the dwelling hereby approved and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide enhancement for biodiversity in line with CP50 and NPPF.

9. Any external lighting installed on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will ensure that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

INFORMATIVES:

- 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) Any alterations 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 commencement of work.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt being below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4) The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals