

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08905
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	48-49 Blue Boar Row
DESCRIPTION OF WORKS:	ATM wall alterations
RECOMMENDATION:	Approve subject to conditions

SITE DESCRIPTION/CONTEXT

48-49 Blue Boar Row, NatWest Bank:



The bank occupies two adjacent listed buildings on the north side of the Market Place. The front of 48 appears to have been completely replaced during the C19, with reference to photos in the Salisbury Museum collection. The ground floor of 49 had comprised three round arches prior to formation of a more traditional shopfront in the late C19 and subsequent replacement as a continuation of the shopfront of 48 during the C20. The large flat fascia sign across both buildings hides the engraved frieze of 48.

The list entries, for means of identification purposes only, provide the following descriptions:

MARKET PLACE 1. 1594 (Blue Boar Row) No 48 (National Westminster SU 1430 SW 1/511 Bank) II GV 2. Mid to late C19 repainting of C18 building. 2 storeys and attic, ashlar front. Bracketed stone cornice over ground floor. Main cornice moulded and broken forward over first floor windows, plain frieze. Balustraded parapet broken by 4 dormers in stone pilaster frames with heavy segmental pediments, round headed sashes. 1st floor 4 windows, each in slightly projecting bays. Ground floor altered as Bank circa 1900 (possibly whole front altered at that time). Articulated by 5 broad Doric pilasters on plinth, modern plate glass windows and door.

MARKET PLACE 1. 1594 (Blue Boar Row) No 49 SU 1430 SW 1/296 II GV 2. Later C18. 3 storey. Brick with projecting stone quoins. Moulded stone cornice. Tall brick parapet with small piers and stone coping. 3 windows to upper floors, no glazing bars, with keystones to heads, Modern shop on ground floor.

Nos 41 to 44 (consec) with the Blue Boar Inn and Nos 45 to 51 (consec) form a group.



Salisbury Museum photo, mid C19 –48 before refronting; arched openings to 49.



Salisbury Museum photo, 1907, showing the Victorian shopfront of 49. 48 is recorded in Kellys Directory of Wiltshire 1907 as the National Provincial Bank of England.



Left: Salisbury Museum photo, early C20

PROPOSAL

Alterations to the internal 'automation' wall including ATM replacement.

RELEVANT PLANNING HISTORY

15/04519/LBC Installation of 2 ATM's to shopfront. Internal alterations including removal of partitions, new floor, wall and ceiling finishes. Various advertisements. Approved 13/08/2015

PL/2021/09092 The proposed scope of work aims to upgrade selected interior finishes within the banking hall and back office of this branch. The works include removal of redundant furniture, re-upholstery of existing furniture, updating of selected wall and floor finishes. Approved 24/11/2021

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.

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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 57 ‘Ensuring high quality design and place shaping’: A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 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.

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

In accordance with the requirements of Section 5(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

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.

The application provides an assessment of the essential significance of the building and clearly shows the areas affected by the proposals in photographs and drawings.

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 significance of the listed buildings lies in their C18 and C19 origins as commercial properties on the Market Place and good Classical detailing. The ground floor areas have been completely remodelled and internally have no known features of particular interest.

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

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The works are confined to a modern stud wall built within the envelope of 48. The wall provides housing for ATMs and other self-service equipment, with a secure area behind. The proposal seeks to make some minor revisions to the ATMs, associated signage and the plastic skirting and

surround. None of these affects any historic fabric, layout or character of the space or the listed building as a whole.

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/A
(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?	

Comments (if any):

CONCLUSION

The proposed works are minor in nature and would have no impact on the character and significance of the listed building, with regard to section 16 the Act and the aims of the NPPF.

RECOMMENDATION:

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

LB 3yrs

Plans list