

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/10042
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	The Council House, Bourne Hill, Salisbury
DESCRIPTION OF WORKS:	Reinstate door
RECOMMENDATION:	Approve subject to conditions

SITE DESCRIPTION/CONTEXT

The Council House, Bourne Hill, is a grade II* listed building in the Salisbury City Conservation Area. Its park and gardens are grade II listed on the Register of Historic Parks & Gardens. The park also contains several scheduled and listed features. The proposal relates to an internal doorway and no further consideration is required in respect of any designated assets other than Bourne Hill.

The list entry, for means of identification purposes only, provides the following description:

(On site of St Edmund's College). The site and remains of St Edmund's College founded by Bishop de la Wyle, was bought by the Wyndham family in 1660 and the south front of the present house, rebuilt about 1670, with alterations in early C18 and in 1788. South front of 2 storeys. Red brick on stone plinth with projecting band at ground floor cill level. Bracketed stone cornice and blocking course, and brick parapet over with stone piers between bays, stone coping crowned with stone balls over the piers. A long front of 7 bays with narrow flanking wings each of 1 bay. 7 windows on 1st floor and 6 on ground floor, all with rusticated stone architrave surrounds with voussoir heads and moulded cills on curved brackets. The side wings are full height each with a 3-centred arched 1st floor window and oval panel above, with a rectangular ground floor window. The inner faces of the wings have circular niches with moulded stone surrounds and carved scroll brackets supporting base at foot. Central 6 Panel double door (C18) with radiating fanlight in rusticated bonded stone arch, under a late C18 well proportioned stone Doric porch with blocks of triple (engaged) columns supporting entablature with triglyph frieze and pediment. The 1788 east front C18 has 2 3-storey angular bays, full height, flanking central part with 2 windows on 1st floor and very large 3-light window on ground floor recessed in 4-centred arch. The lights have architrave surrounds and are divided by panelled pilasters and flat carved brackets (Acanthus ornament) supporting fluted frieze and cornice broken forward over bracket. Panel over with delicate urn ornament, no glazing bars. Additional end bays of 2 windows. The west front has a large sham Gothic window C18/C19. The north elevation is stuccoed with parapet and string below that is possibly C16. There is a stone mullioned and transomed window on this front. The interior has had alterations but retains 2 C16 plaster ceilings. The entrance hall is in the position of a medieval hall and has fluted Doric pilasters. Council room with screen of Ionic columns. Staircase with single iron balusters and continuous moulded handrail.

PROPOSAL

Reinstate door and surrounding joinery that had been replaced inadvertently.

RELEVANT PLANNING HISTORY

S/2008/0350 EXTERNAL ALTERATIONS TO THE COUNCIL HOUSE INCLUDING GLAZED LINK & BOUNDARY WALLS NEW PEDESTRIAN ACCESS OPENING THROUGH EXISTING BOUNDARY WALLS ADJACENT TO ARTS CENTRE WITH GLAZED LINK TO A NEW EXTENSION (APPROX 2630 M SQ GROSS EXTERNAL AREA) TO CREATE NEW OFFICE FOR COUNCIL SERVICES & PART USE OF THE COUNCIL HOUSE AS A REGISTRY OFFICE WITH ASSOCIATED CAR PARKING LANDSCAPING (INCLUDING TO THE NORTH GARDEN) & ALTERATIONS TO EXISTING CAR PARK Approved 14/07/08

S/2008/0351 EXTERNAL & INTERNAL ALTERATIONS TO THE COUNCIL HOUSE INCLUDING GLAZED LINK & BOUNDARY WALLS NEW PEDESTRIAN ACCESS THROUGH EXISTING BOUNDARY WALL ADJACENT TO THE ARTS CENTRE WITH GLAZED LINK TO A NEW EXTENSION (APPROX 2630 M SQ GROSS EXTERNAL AREA) TO CREATE NEW OFFICES FOR COUNCIL SERVICES WITH ASSOCIATED LANDSCAPE WORKS Approved 06/06/08

S/2006/0200 & 201 EXTERNAL ALTERATIONS TO THE COUNCIL HOUSE, PART DEMOLITION OF OFFICE BUILDINGS, OUTBUILDINGS AND BOUNDARY WALLS, NEW PEDESTRIAN ACCESS OPENING THROUGH EXISTING BOUNDARY WALL ADJACENT TO THE ARTS CENTRE, CONSTRUCTION OF A NEW BUILDING (APPROXIMATELY 4,000sq.m) TO CREATE NEW HEADQUARTERS BUILDING FOR SALISBURY DISTRICT COUNCIL AND PART CHANGE OF USE OF THE COUNCIL HOUSE TO REGISTRY OFFICE, TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPE WORKS. CLOSURE OF VEHICULAR ACCESS TO CAR PARK FROM COLLEGE STREET AND ALTERATIONS TO THE CAR PARK Approved 26/09/06. 19/07/06

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

Salisbury City Council – "support"

Historic England – *"We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>"*

REPRESENTATIONS

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

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

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

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

None received

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.

In this case the significance of the building lies largely in its historic and architectural interest as a high status house set in generous parkland grounds, the degree of survival of historic fabric and its associations with important persons, especially the Wyndham family.

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 proposal is for the reinstatement of a door and its surrounding joinery. The door that was removed by those implementing a fire safety scheme appears to have been a C19 replacement of an earlier door, having six panels with retaining mouldings. The doorcase was earlier though, quite possibly C17, matching the surrounding joinery of the stairwell and its other doorcases. The door is on a half landing at the southwestern corner of the building.

The proposal seeks to replicate exactly the doorcase joinery and opening dimensions (it's been widened very slightly), while the door will be of fielded rather than flat panels, which matches the earliest surviving doors of the stairwell and was almost certainly the original design. Clear elevation and sectional details have been provided.

Listed Building Consent is usually granted subject to a condition requiring commencement within 3 years. In this case, the work is required in order to address unauthorised works and needs to be compelled rather than optional. It is therefore considered appropriate to require the works to be completed within 3 months.

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 will reinstate the character and appearance of the doorway and its contribution to the remarkable historic stairwell and significance of the listed building, while also addressing the fire safety concerns that helps keep the building in its optimum viable use, 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