

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2025/04909

Decision Date: 26/02/2026

Applicant:	Ludlow Properties C/O Agent, Bodenham House Barn, Bodenham, Salisbury, SP5 4EN
Particulars of Development:	Internal and external alterations and change of use to facilitate the provision of two (Use Class C3) residential units, subdivision of commercial space and associated works
At:	47 Blue Boar Row, Salisbury, SP1 1DA

In pursuance of its powers under the above Act, the Council hereby **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

- 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:

Site Location Plan Date Received 19.05.25

DWG No: 1556/04 Rev A Proposed Cross Section Date Received 22.08.25

DWG No: 1556/03 Rev A Proposed Glazed Link Plan Date Received 22.08.25

DWG No: 1556/07 Rev A Proposed First Floor Landing Area Date Received 22.08.25

DWG No: 1556/06 Rev B Proposed Front Elevation and Cross Section Elevation Date Received 10.10.25

DWG No: 1556/08 Rev B Proposed Street Elevation, Pier and Door Section and Proposed Part Plan Date Received 10.10.25

DWG No: 1556/05 Rev B Proposed Floor and Roof Plans Date Received 29.10.25

Flood Risk Assessment and Flood Evacuation Plan undertaken by Aegaea Dated January 2026 Date Received 02.02.26

Ecological Impact Assessment undertaken by Halpin Robbins v3 Dated September 2024 Date Received 19.05.25

Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC Date Received 08.08.25

Heritage Addendum Statement undertaken by HCUK Group Date October 2025 Date Received 10.10.25

Clarke Saunders Acoustic Report Dated April 2025 Date Received 19.05.25

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

- 3 No repairs to the historic fabric including, but not limited to: the existing roof structure, roof coverings, internal structural elements, concealed areas such as the sunken bath, shall commence until a written schedule of works, and specification for their proposed repair has been submitted to, and approved in writing by the Local Planning Authority. The repairs shall thereafter be carried out strictly in accordance with the approved details.

REASON: To ensure that all repairs are appropriate, sympathetic, and preserve the special architectural and historic interest of the listed building.

- 4 All existing historic fire surrounds, hearths, and any historic panelling within the building shall be retained and repaired in situ, unless otherwise agreed in writing by the Local Planning Authority. No removal or alteration of these features shall take place without such prior written approval.

REASON: To safeguard features of architectural and historic interest that contribute to the significance of the listed building.

- 5 Prior to the commencement of any works affecting internal doors or architraves, a detailed doors schedule (linked to a room numbered plan) shall be submitted to, and approved in writing by, the Local Planning Authority. The schedule shall identify each existing door and its architrave, and provide an explanation of the proposed changes.

A schedule (linked to a room numbered plan) together with drawings (at a scale of 1:10) of any new doors and their associated architraves, new skirtings or panelling, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in full accordance with the approved schedule and details.

REASON: To ensure the proper identification, retention, and appropriate treatment of historic doors and to secure high-quality replacement joinery where required, preserving the special interest of the Grade II listed building.

- 6 No development shall commence on site until details (i.e. a large scale floor plan with the joists marked) 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. 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 potentially impacts on historic fabric that contributes to the interest of the listed building.

- 7** No works to the new shopfront, or the proposed link extension, shall commence until the proposed materials have been submitted to and approved in writing by the Local Planning Authority. 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 these elements of the development commence 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.

- 8** The works to the first-floor rear room shall be carried out in accordance with the approved plans and heritage statement addendum by HCUK Group Dated October 2025 in that:

- The existing cupboard shall be retained in situ with its interior lined out only;
- The fireplace shall remain unaltered; and
- The panelling on the side wall shall be carefully removed, the wall insulated, and original panelling reinstated in its existing configuration and detailing.

There shall be no variation to these works, including alteration to the cupboard, fireplace, panelling or reinstatement methods, shall take place unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the preservation of historic features and the special architectural and historic interest of the Grade II listed building.

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge)
 - 1.3 the need to obtain a separate planning permission;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals).