



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2024/07610
Decision Date: 10/07/2025

Applicant:	Salisbury Cathedral Chapter Office , 6 The Close, Salisbury, Wiltshire, United Kingdom
Particulars of Development:	Minor alterations, refurbishment works, including creation of family room and minor localised re-landscaping.
At:	17, The Close, Salisbury

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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 and documents:

6195_PL05 Existing first floor plan dated 14/08/24

6195_PL08 Existing South Elevation dated 14/08/24

6195_PL09 Existing North Elevation and Section dated 14/08/24

6195_PL04 Existing Mezzanine floor plan dated 14/08/24

6195_PL03 Existing ground floor plan dated 14/08/24

6195_PL11 Existing West Elevation dated 14/08/24

6195_PL10 Existing East Elevation dated 14/08/24

6195_PL22 Proposed North, East & West Outbuilding elevations dated 14/08/24

6195_PL07 Existing roof plan dated 14/08/24

6195_PL01 Site location plan dated 14/08/24

6195_PL18 Proposed South elevations dated 14/08/24

6195_PL06 Existing second floor plan dated 14/08/24

6195_PL12 Existing North, East and West Outbuilding elevations dated 14/08/24

6195_PL14A Proposed Mezzanine floor plan dated 13/05/25

6195_PL19A Proposed North elevations and section dated 13/05/25

6195_PL17A Proposed roof plan dated 13/05/25

6195_PL16A Proposed second floor plan dated 13/05/25

6195_PL15A Proposed first floor plan dated 13/05/25

6195_PL21A Proposed West elevations dated 13/05/25

6195_PL20A Proposed East elevations dated 13/05/25

6195_PL02B Existing and proposed site plans dated 08/07/25

6195_PL13B Proposed ground floor plan dated 08/07/25

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

3 No development shall commence on site until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the

results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

The programme of archaeological work should involve the monitoring of any ground works that have the potential to impact on buried archaeological remains, followed by the preparation of a report commensurate with the significance of the results.

Informative

- 4 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 5 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.

Informative

- 6 There is a low risk that bats may occur at the development site. Bats are a transient species, and many species depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Parvis Khansari ~ Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning 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 other parts of the Town and Country Planning Act 1990 or other legislation.
 - 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 "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 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 78(1) of the Town and Country Planning 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 - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk