

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00271
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Whitehazel Cottage, Tollard Royal, Salisbury, SP5 5QB
DESCRIPTION OF WORKS:	Reforming previous external door opening and window opening to north elevation.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

White Hazel is a grade II listed building. The list entry reads as follows:

‘Two estate cottages, now one. Late C19 for General Pitt-Rivers. Flint with brick bands, ornamental tiled roof, groups of 4 diagonally-set stacks. Single storey and attic, 3 windows. Two planked doors to either side, 5 single cast-iron latticed casements, three 2-light cast-iron latticed casements to gabled dormers. Right return has 2-light casement to ground floor and one to attic with hoodmould. Rear has planked doors and 3-light latticed casement to central projecting bay and one to either side, first floor has 2-light latticed casement to centre and casement with gabled dormer either side; all with hoodmoulds. Interior not inspected. Good example of estate cottage.’

It is located within the Rushmore Park registered park and garden, listed at grade II.

‘A late C19 park laid out by General Pitt-Rivers incorporating a smaller C17 enclosure and parts of a medieval deer park.’

PROPOSAL

As described in the Design and Access statement:

‘The proposal is to reinstate a former external door and window to the northern elevation of the property.’



North Elevations as Proposed



North Elevations as Proposed

RELEVANT PLANNING HISTORY

Proposal / Summary
2008/9109 - upvc windows - WHITE HAZEL COTTAGE, RUSHMORE PARK, TOLLARD ROYAL, SALISBURY, SP5 5QB –
S/2010/0219 - Listed building consent Decision - Withdrawn Date: 27/4/2010 – REPLACE 17 UPVC WINDOWS WITH ALUMINIUM CAST LATTICE WINDOWS.
S/2010/1379 - Listed building consent Decision - Approve with Conditions Date: 9/11/2010 – REPLACEMENT OF 17 PLASTIC WINDOWS WITH CAST IRON WINDOWS, SOFTWOOD FRAMES AND HARDWOOD SILLS
PL/2026/00271 - Listed building consent (Alt/Ext) – Reforming previous external door opening and window opening to north elevation.

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.

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

Berwick St John Parish Council: no objection (3/3/2026)

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.

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.

A heritage statement has been provided in support of the application (Adrian Morris Architecture) dated December 2025. This is sufficient to understand the impact of the proposals on the significance of the listed building.

However, notwithstanding the above, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

It is clear from the floorplans that there would have been a door in the proposed location in the past. This is backed up by the visual evidence in respect of the flint and brickwork on the north elevation.

As such, the proposals would reinstate the historic arrangement. The existing window would be re-used in the 'new' location. Door details have been provided.

Impact on Ecology

While Sections 16 and 72 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
(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?	
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CONCLUSION

In this case, the impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met.

As such, the proposals are in accordance with Section 16 of the Planning Listed Buildings and Conservation Areas Act 1990, core policy 58 and Chapter 16 of the NPPF.

RECOMMENDATION:

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

Standard LBC 3 years
Standard approved plans
Lime mortar to match existing