

**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended) Prior Approval Part 3, Class
MA: Commercial, business and service uses to dwellinghouses -
Prior Approval Granted**

Application Reference Number: PL/2025/06783

Decision Date: 24/10/2025

Applicant:	Mr Marcus Reynolds P.C.M.R. Ltd 12 Morrison Hall Brown Street Salisbury SP1 1HE
Particulars of Development:	There will be no structural changes to the building and no alterations to the outside of the building. We are proposing to convert the inside into a dwelling with the addition of a new kitchen to replace the existing, and bathrooms with some minor partitioning. We will also add modern insulation and heating to comply with Building Regulations.
At:	MORRISON HALL, 12 BROWN STREET, SALISBURY, SP1 1HE

- 1 The scheme hereby assessed must be completed in full within a period of 3 years starting with the date of this prior approval

REASON: To comply with the provisions of Condition 5 of MA.2 of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Floor plans received 09/10/2025
Flood risk assessment received 03/09/2025
Plan for the cycle store received 03/09/2025
Location plan received 15/08/2025

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

- 3 The development hereby permitted shall not be occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 4 The development shall be carried out in accordance with the submitted flood risk assessment (written by Marcus Reynolds, PCMR Ltd, dated 3rd September 2025) and the following mitigation measures it details: The finished floor levels of the first floor to be set no lower than 2.8m above ground level These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants

- 5 The glazing specified in section 6.1 of the Clarke Saunders Noise Impact Assessment dated 13th August 2025 shall be installed before the residential accommodation is first occupied and thereafter maintained for the duration of the domestic use.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 6 Prior to the first occupation of the dwelling hereby permitted, a detailed scheme of mechanical ventilation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A layout plan showing the location of all ventilation ducts, pipes, and the air intake point(s).
- ii. Confirmation that the air intake point(s) are positioned away from significant external noise sources to ensure compliance with acoustic design principals.
- iii. Evidence that the proposed system complies with the guidance set out in the Acoustics, Ventilation and Overheating Residential Design Guide (January 2020), including consideration of internal noise levels and thermal comfort.

The approved scheme shall be fully implemented prior to occupation and retained thereafter.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Informative

- 1 The applicant is reminded that the development hereby agreed is subject to a number of conditions regarding commencement; any subsequent operational development; and future uses, as set out in the supporting paragraphs of Class MA and W of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As amended).

Informative

- 2 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the

development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Informative

- 3** The Applicant is reminded that the site is situated within the catchment of the River Avon Special Area for Conservation and within the New Forest Recreational Zone and has potential to have an adverse effect upon the integrity of these European sites. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site(s). It is therefore advised that the Applicant should consult with Natural England about the scheme and following their agreement, submit an application under Regulation 77 of the Habitat Regulations to the local planning authority for consideration and approval.

***Nic Thomas* - Director of Planning, Economy and Regeneration**

