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Ms B Jones
Planning Officer
Wiltshire Council

11th April 2026

Dear Ms Jones

Discharge of Conditions – 45/46 Blue Boar Row, Salisbury
Planning Permission: PL/2025/00843
Listed Building Consent: PL/2025/01183

Following recent correspondence between your office and mine, in respect of the discharge of conditions attached to both the planning permission and listed building consent, I write to formally consolidate and resubmit all requisite information under a single submission. This approach has been taken to ensure completeness and clarity, as previous submissions appear to have been fragmented and not fully acknowledged.

Accordingly, please accept this correspondence as a formal request to discharge the following conditions.

Planning Decision PL/2025/00843

Condition Nos. 2

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

The applicant is actively progressing the acquisition of the required mitigation credits. In this regard, I refer you to the enclosed signed S111 Agreement, which confirms the applicant's commitment to:

- [REDACTED] towards the New Forest Recreational Impact Mitigation Scheme; and
- [REDACTED] towards the River Avon Catchment Phosphorus Neutrality Mitigation Scheme.

This documentation alongside the Credit Screening Certificate, was previously submitted on 19th March to your office however, no formal acknowledgement or response has been received to date.

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On this basis, I would be grateful if the Local Planning Authority could now confirm discharge of the condition; or alternatively advise if any further information is required.

Condition No.3

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

The same mitigation strategy and supporting documentation outlined above applies equally to this condition. For completeness, I again refer to the submitted S111 Agreement and Credit Screening Certificate (issued 19th March), for which acknowledgement remains outstanding.

I would therefore respectfully request confirmation that this condition can now be discharged, or clarification as to any additional requirements.

Condition No. 6

Notwithstanding the details shown on the submitted plans and forms, no works shall take place to the existing front elevation windows, the floors and ceilings of the listed building and no works to provide the new recessed entrance to the flats on the front elevation shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the new door and fanlight provided at a scale of 1:10 including the treatment of the recess
- ii) A schedule of the floors and ceilings in the upper floor rooms and the proposed ceiling and floor treatment including details of new skirtings and the ducting for the MVHR system. The details shall include confirmation of floor boards and skirting boards to be retained.
- iii) A section of the proposed secondary double glazing (to meet the requirements of the Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822 dated March 2025) in relation to the existing front elevation windows and their frames to be retained.

Development shall be carried out in accordance with the approved details.

In support of the discharge of this condition, please find enclosed the following:

- Detailed drawings including a 1:20 section of the proposed entrance and fanlight;
- Specifications for the secondary glazing, to be internally installed in accordance with approved plans; and
- A comprehensive schedule and details of proposed works to floors and ceilings.

The submitted details confirm that:

- The retained lath and plaster ceilings have been stabilised and will be over boarded to achieve Building Regulations compliance;
- A limited extent of historic skirting has been identified, recorded, and will be retained in situ; and

- Previously assumed retained third-floor floorboards have, following further investigation, been found to be structurally compromised due to woodworm infestation and degradation. These elements are therefore unsuitable for retention on structural grounds.

Considering the above, I would be grateful if the Authority could confirm discharge of this condition, or advise if any further detail is required.

Listed Building Consent PL/2025/01183

Condition No. 3

Notwithstanding the details shown on the submitted plans and forms, no works shall take place to the existing front elevation windows, the floors and ceilings of the listed building and no works to provide the new recessed entrance to the flats on the front elevation shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the new door and fanlight provided at a scale of 1:10 including the treatment of the recess
- ii) A schedule of the floors and ceilings in the upper floor rooms and the proposed ceiling and floor treatment including details of new skirtings and the ducting for the MVHR system. The details shall include confirmation of floor boards and skirting boards to be retained.
- iii) A section of the proposed secondary double glazing (to meet the requirements of the Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822 dated March 2025) in relation to the existing front elevation windows and their frames to be retained.

Development shall be carried out in accordance with the approved details.

The information submitted in respect of this condition mirrors that provided under Condition 6 of the associated planning permission. All relevant drawings and supporting details have been enclosed, including:

- Entrance and fanlight details;
- Secondary glazing specifications; and
- Floor and ceiling treatment schedules.

The approach to retention, repair, and replacement of historic fabric is clearly set out, including justification where elements cannot be retained due to structural failure.

I would therefore request confirmation that this condition can now be discharged, or advice as to any outstanding matters.

Given that all necessary information has now been submitted in a consolidated and comprehensive format, I respectfully request that the above conditions be discharged at your earliest convenience to enable my client to proceed with the development.

Should any further clarification or additional information be required, please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Darryl Howells.

Darryl Howells BTP BA(Hons) MRTPI