

21 April 2026

Dear Sir/Madam

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01334
Proposal:	Discharge of Condition 3 (Opening up works to ascertain the extent of repairs) of PL/2023/08656
Site Address:	14 High Street, Salisbury, SP1 2NW
On Behalf Of:	Mr Tim Compton 112 Eccleston Mews, London, United Kingdom, SW1X 8AQ

I refer to your application for the discharge of condition(s) attached to the above listed building consent dated 25 February 2026. After careful consideration, the following decision has been made:

Condition submitted for consideration:

You have sought to discharge condition 3 which reads:

'No work shall commence on site until a phase of opening up works (to ascertain the extent of repairs) has been agreed in writing with the local authority conservation officer. Once the opening up works have taken place, the structural engineer/specialist builder shall submit a written programme of repairs and methodology (including plans to show the areas of work), to the Local Planning Authority conservation officer for their written approval. Once the schedule has been approved in writing by the Local Planning Authority, development shall be carried out in accordance with the approved details'.

A written report has not been provided, however, Clegg Associates have provided a number of detailed plans which record the areas of opening up and proposed areas of repair. The plans are as follows:

Package 1 – Urgent repairs FIRST FLOOR 2024-024 No 1100 P2
Existing first floor plan structural inspection - 1400 R1;
Package 1 - Urgent repairs SECOND FLOOR - 1101 P2;
Existing second floor plan structural inspection - 1401 R1;
Package 1 - urgent repairs ROOF structural works - 1104 P1;
Package 1 - urgent repairs SECOND FLOOR CEILING PLAN structural works - 1102 P1;
Package 1 - urgent repairs EXISTING SECTION structural works - 1103 P2;

Package 2 - building upgrade 2.1 EXISTING SECTION structural works - 1200 P2;
Package 2 - building upgrade 2.1 FLOOR PLANS structural works - 1201 P2.

I can confirm that the works, set out in the above plans, are acceptable and sufficient to discharge condition 3.

Please note that if any panelling (for example at first floor around the staircase) needs to be removed in order to effect the repairs then it should be reinstated 'like for like'. Similarly, I draw your attention to two of the plans (building upgrade 1200 P2 and 1201 P2) which specify reinstating areas of lathe and plaster, or tile hanging, where it has been removed to implement repairs. In addition, any floorboards that are lifted to implement repairs, should be laid back in their original position.

Please notify me when the works are about to commence on site and when they are complete so I can visit to ensure they are in accordance with the approved plans.

Please ensure that the development is implemented in accordance with the approved plans.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition.

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the listed building consent to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6-month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, along with the relevant procedural details set out in the **Planning (Listed Buildings and Conservation Areas) Regulations 1990**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant listed building consent or the reasonableness of imposing the condition itself.