

ATLAS

PLANNING GROUP

PLANNING STATEMENT

**47 BLUE BOAR ROW
SALISBURY
SP1 1DA**

APRIL 2026

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Appendix B - Officer Report PL/2025/04542

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INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of an application seeking full planning permission for the conversion of existing building to facilitate the provision of two (Use Class C3) residential units, and demolition of existing building and erection of one (Use Class C3) dwelling at 47 Blue Boar Row, Salisbury, SP1 1DA. Listed Building Consent is also sought for the demolition and various internal and external alterations.
- 1.2 The Statement will assess the development proposal in the context of national and local planning policy found within the National Planning Policy Framework (2024), the Wiltshire Core Strategy (2015) and the Wiltshire Design Guide (2024).
- 1.3 This planning submission is the second part of a phased development which seeks the restoration, repair and rejuvenation to the entire site (Phase 2) at 47 Blue Boar Row. The Phase 2 proposals relate to the central and rear sections of the Listed Building.
- 1.4 Phase 1, which concerned the front section of the Listed Building, was granted in February 2026 (PL/2025/04542 & PL/2025/04909).

SITE DESCRIPTION

- 2.1 The Grade II listed building lies within the Salisbury Conservation Area and comprises three-storeys with a cream rendered elevational façade and modern shopfront. The building fronts the Salisbury Market Square and is bound by Nos. 45 and 48. The site is surrounded by a mix of residential and commercial properties in all directions.



Figure 1 - Aerial view of application site

- 2.2 The site contains a complex of buildings where different phases of construction from the 13th Century can be identified. Lloyds Pharmacy occupied the front ground level until 2018, but the central and rear sections of the site have been redundant for several decades, resulting in many elements of the building being in heavily declined condition and necessitating repair works to secure a long overdue viable use.



Figure 2 – Existing front façade



Figure 3 - Existing alleyway off Blue Boar Row



Figure 4 – Attic level in oldest core



Figure 5 – Existing first floor stable building



Figure 6 - Existing ground floor store



Figure 7 - Existing stable building and rear of oldest core

RELEVANT PLANNING HISTORY

3.1 The site has relevant planning history:

PRE-APPLICATION ENQUIRY - (ENQ/2025/00176)

3.2 In April 2025, pre-application advice was received from Wiltshire Council relating to proposed internal and external alterations to facilitate the provision of five (Use Class C3) dwellings, subdivision of commercial space and associated works (Council response included at **Appendix A**). The pre-application proposed that the development be brought forward through a series of phases.

FULL APPLICATION AND LISTED BUILDING CONSENT - (PL/2025/04542 & PL/2025/04909)

3.3 In May 2025, Phase 1 proposals were submitted to Wiltshire Council which sought full planning permission and listed building consent for internal and external alterations and the change of use to facilitate the provision of two residential units and subdivision of commercial space. The scheme related to the front section of the Grade II Listed Building.

3.4 In determining Phase 1, and notwithstanding the fact that the submission was not accompanied by a marketing exercise, Officers acknowledged that the Council could not demonstrate a 5 year housing land supply, and the provision of residential units on the upper floors was considered to be a suitable and sensitive reuse of the listed building that would outweigh the modest loss of some retail space.

3.5 Importantly, Officers confirmed that *“given the redundant nature of the building since approximately 2015, it would be difficult to justify refusal of planning consent on the basis that a marketing exercise has not been undertaken”* (Officer Report included at **Appendix B**).

3.6 Planning permission and listed building consent were granted in February 2026.



Figure 8 - Approved Phase one visualisation

THE PROPOSAL

4.1 The current application is the second part of a phased development with the intention of restoring the entire Listed Building as a mixed-use scheme with (Use Class E) commercial on the ground floor and (Use Class C3) residential units on the upper floors and to the rear of the site. This submission seeks full planning permission and listed building consent for the Phase 2 proposals.

4.2 The scheme has been informed by the Council's detailed pre-application advice (April 2025), and Jody O'Riley at HCUK (February 2026), who has advised the design team of the significance of the Grade II Listed Building.

4.1 The description of development is as follows:

"Conversion and change of use of existing building to facilitate the provision of two (Use Class C3) residential units, and the demolition of existing building and erection of one (Use Class C3) residential dwelling with associated works"

4.3 In November 2025, an on-site meeting was held with the Conservation Officer and design team. It was acknowledged during the meeting that the site has deteriorated significantly since the Council's pre-application advice in April 2025, and Andrew Waring (Structural Engineer at AWA with vast experience working on listed buildings) identified significant structural issues within the central core area and the two-storey building to the rear.

4.4 The Council has accepted throughout our pre-app discussions that the rear and central parts of the building are in far more perilous states, and thereby it will be necessary for reconstruction and repair works to facilitate the most viable use of the site.

4.5 For ease, these proposals relate to Units 2, 3 and 4. Access for the three units will be via the side entrance off Blue Boar Row. The works include the following:

Unit 2

- A new spiral staircase will be installed off the ground floor to meet historic stair and provide access to the 1-bedroom unit. The existing fireplace will be unblocked, repaired and restored. The existing timber panelling will be carefully removed, repaired and refitted to the new kitchen area. Structural envelope will be rebuilt.

Unit 3

- Unit 3 will comprise a two bedroom unit. Access will be gained off the side alley and a new entrance hall will be installed using reclaimed bricks. Bedrooms will be located on the first and second floors with small ensuites. Historic bricks will be used to define external amenity space.

Unit 4

- The existing stable block will be demolished, and a two-bedroom residential unit will be erected in its replacement. Externally, the dwelling will be of a comparable scale, form and aesthetic to the existing stable building and will sit on the existing footprint. The elevational façade will comprise reclaimed bricks, handmade plain clay roof tiles with powder coated aluminium doors.

General

- Fire compartmentalisation and sound insulation beneath existing ceilings. Repair and restoration of features and roof with rewiring and new services. Demolition of flat roof store to facilitate the provision of private external amenity space for Units 3 and 4.

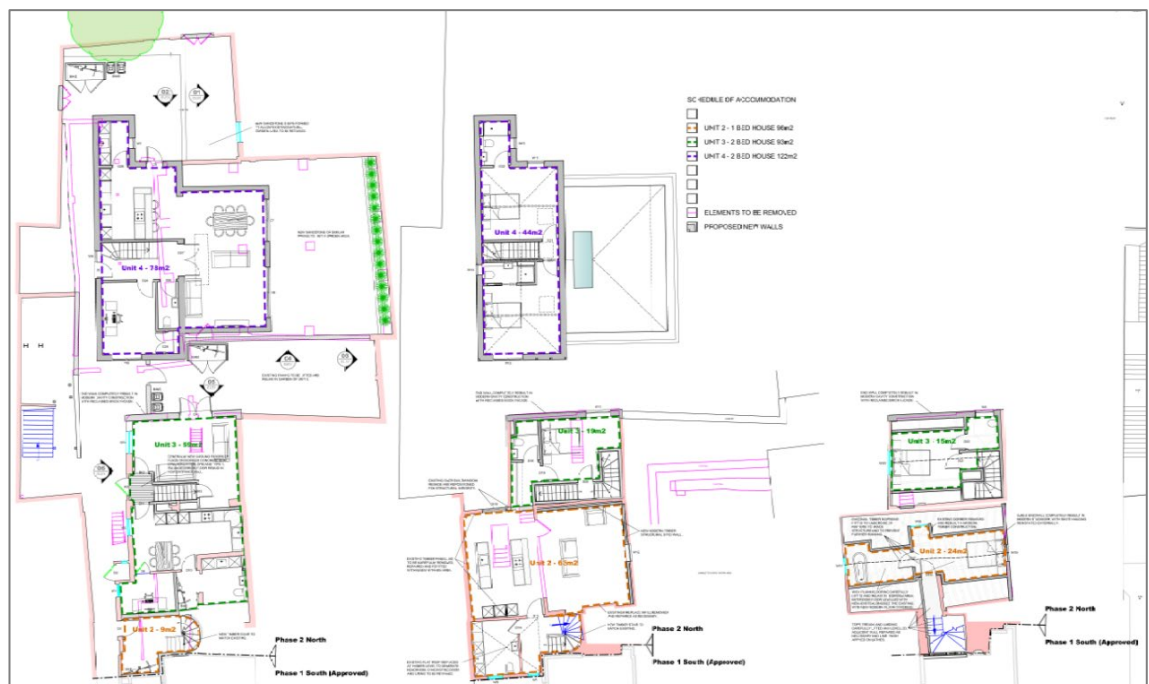


Figure 9 - Phase 2 floor plans



Figure 10 - Unit 4 proposed north elevation

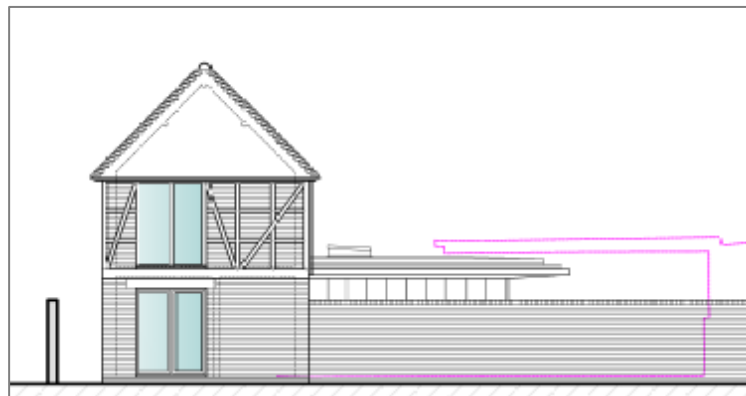


Figure 11 - Unit 4 proposed south elevation



Figure 12 - Unit 4 proposed east elevation



Figure 13 - Unit 4 proposed west elevation

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) (2024) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.3 The Salisbury Neighbourhood Development Plan (2020-2038) was adopted in February 2025 and forms a material consideration for any decision making within the area.
- 5.4 The Council is in the process of adopting a new Local Plan. In November 2024, the Draft Local Plan was submitted to the Secretary of State for Examination, sessions for which commenced in late 2025. However, following correspondence from the Inspectors in December 2025, the Examination has been paused and currently no weight can be attributed to the emerging Local Plan.
- 5.5 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to see if the proposal is an appropriate form of development for the application site.
- 5.6 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

PRINCIPLE OF DEVELOPMENT

- 5.7 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 5.8 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

- 5.9 The site lies within the defined settlement boundary of Salisbury and Salisbury Central Area.
- 5.10 The central area of the application site has been identified as the Parade Coffee House through to the early 19th century, and the rear of the site was likely used for warehousing, storage and potentially stable functions. As a starting point, it is acknowledged that the Listed Building likely has a historic commercial use, and Core Policy 35 requires evidence to demonstrate that a site is no longer viable for its present or any other employment use.
- 5.11 However, Officers have acknowledged that the rear and central parts of the site have been redundant for several decades, and the Grade II listed building has been neglected and left to decline by both Salisbury City Council and Wiltshire Council.
- 5.12 The Structural Assessment produced by Andrew Waring of AWA (April 2026) confirms that the buildings have been very poorly maintained over a long period of time resulting in water penetration through significant parts of the building fabric and leading to widespread decay and instability.
- 5.13 Given the phase two proposals seek to restore and rejuvenate the rear and central parts of the site, and the Council concluded when assessing Phase 1 that *“it would be difficult to justify refusal of planning consent on the basis that a marketing exercise has not been undertaken”* (Officer Report included at **Appendix B**), we consider the loss of the historic commercial use to be entirely acceptable in this specific case, and any conflict with CP35 must be considered in the overarching planning balance.
- 5.14 Moreover, the NPPF requires each Local Planning Authority to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirement, or four years’ worth of housing if they have an emerging Local Plan at an advanced stage of preparation.
- 5.15 A Briefing Note (No.24-20) published by Wiltshire Council on the 18th June 2025 confirms that the Council cannot demonstrate the required five-year housing land supply and can only demonstrate a **2.42 year supply**.
- 5.16 Footnote 8 of the Framework confirms that for applications involving the provision of housing, policies should be considered out of date where *“the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78)”*.

- 5.17 This means the presumption in favour of sustainable development as set out at Paragraph 11 d) of the NPPF is engaged, and planning permission for housing must be granted unless the adverse impacts significantly and demonstrably outweigh the benefits of doing so.
- 5.18 Moreover, the Salisbury City Area Framework is a key planning consideration. This includes objectives to re-purpose heritage buildings, under-utilised rear courtyards and upper floors. It explains that there are often challenges associated with these spaces. However, ***“where redevelopment to provide new homes is possible, this could have significant positive impacts on the availability of housing in the city centre. Re-use of the existing building stock in the city centre is a low carbon option for delivering housing”***.
- 5.19 Existing buildings are inherently low carbon as they have not had to be built from scratch so there is a reduced carbon cost in construction. Additionally, the city centre location supports car-free lifestyles, as city centre services and facilities are available without the need to travel far.
- 5.20 The on-site discussions and pre-application response (April 2025) have confirmed that Wiltshire Council are welcoming of the opportunity to see this heritage asset brought back into active and viable use. Indeed, the building is Grade II listed, and the scheme involves the replacement of materials and structures which will give rise to some heritage harm through erosion and loss of historic fabric.
- 5.21 Nevertheless, without intervention soon, it is clear that the building is at imminent risk of uncontrolled collapse and complete loss. As will be set out in the following sections, there would be heritages benefits from the restoration of built forms, structural envelopes and through using reclaimed materials, as well as the removal of risk to an important building within the heart of the Salisbury Conservation Area.
- 5.22 Since the proposals offer a viable and deliverable scheme, which would have positive impacts on the housing targets and vibrancy of the city, the principle of development should be acceptable.

DESIGN AND HERITAGE IMPACT

- 5.23 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out at Section 66 (1) that in considering whether to grant planning permission for development that affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest it possesses. With regards to Conservation Areas, the parallel duty at Section 72 (1) is to pay special attention to the desirability of preserving or enhancing the character of that area.

- 5.24 Core Policy 57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings, whilst Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.
- 5.25 Paragraph 210 of the NPPF states that in determining applications [that affect heritage assets], *“local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 5.26 The Grade II listed building lies within the heart of the Conservation Area and contributes to the architectural and historical illustrative values of its setting.
- 5.27 A Heritage Statement has been produced by Jody O’Riley at HCUK (April 2026) which explains the significance of the heritage asset *“as a multi-phase and multi-functional building which contains evidence in layout, fixtures and fittings of the various uses”*. This Statement has been amended from the pre-application advice request and the Phase 1 submission.
- 5.28 As set out in the Salisbury Conservation Area Management Plan (2014), the structures in the centre and rear of the Listed Building are at risk, and Andrew Waring has confirmed that the building has seriously decayed after many years of no use, water ingress and lack of maintenance.
- 5.29 Whilst the existing fabric retains architectural and historic values, HCUK confirms that *“it is in many instances no longer viable as structure, elements of timber frame crumble at the slightest touch, the structure’s walls are only held up by scaffold and props, there is exceptionally little structural integrity within the building”*.
- 5.30 Officers will acknowledge from on-site discussions that without intervention soon, the building, particularly the area of the current proposals, is at imminent risk of an uncontrolled collapse and complete loss. A substantial proportion of the building’s historic fabric would therefore need to be replaced meaning the historic authenticity of any fabric will be impacted.

- 5.31 Importantly, the current proposals will prevent further structural decline to these parts of the building and see the introduction of three high-quality heritage inspired city centre apartments. A holistic approach has been adopted for both front and rear parts from the outset as to the most sensitive way to secure a long overdue viable use.
- 5.32 In terms of Unit 2, the proposals involve very few changes to the plan form nor any major alterations to the external appearance. Historic panelling will be repaired and reinstated, and the historic structure will be repaired using traditional methods. Although it is inevitable that repair works will see physical loss and removal of historic fabric, the conversion will halt the decline of the building.
- 5.33 In terms of Unit 4, the existing stable building will be demolished, and a new dwelling will be erected which replicates the overall form, characteristics and aesthetic of the existing structure.
- 5.34 As set out by Andrew Waring (April 2026), the existing rear stable building is not structurally capable of conversion and thereby not viable to adapt. Whilst the loss of this structure would result in less than substantial harm to the significance of the listed building, this harm is minimised given Unit 4 will maintain the existing aesthetic, siting and material palette to preserve the Conservation Area, and the existing building predominately comprises 20th Century fabric.
- 5.35 Ultimately, the current scheme will bring the Grade II listed building out of considerable risk and provide it with a viable future.
- 5.36 The heritage benefits associated with the much-needed restoration of the entire site, and with the provision of three high-quality apartments in a highly sustainable location at a time when the Council cannot demonstrate sufficient housing land, would be of a scale and nature that would outweigh the less than substantial harm identified in line with the requirement of NPPF Para 215.
- 5.37 By virtue of the fact that the character and appearance of the Conservation Area will be preserved and due to the sensitive nature of the design, HCUK confirms that the statutory duties in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be met.
- 5.38 On this basis, the proposal is considered to be in accordance with Policies 57 and 58 of the Wiltshire Core Strategy, which seeks to secure good quality design and the preservation of heritage assets.

RESIDENTIAL AMENITY

- 5.39 Core Strategy Policy 57 '*Ensuring High Quality Design & Space Shaping*' requires development to ensure the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself.
- 5.40 In terms of accommodation and future occupant amenity, the residential units will comply with the Nationally Described Space Standards and the Wiltshire Design Guide (2024), providing good quality and spacious living areas. Each unit will enjoy more than sufficient sunlight and daylight through the existing windows. Additionally, the demolition of the flat roofed structure to the rear will facilitate the provision of private external amenity space for Units 3 and 4.
- 5.41 With regard to the impact on neighbouring residents, this application seeks the conversion of the existing central part of the building and replacement of an existing structure to the rear only.
- 5.42 The nearest residential properties are located at 7-11 Endless Street. Since the new dwelling to the rear (Unit 4) will be of a comparable scale and form to the existing building, there will be negligible risk of overshadowing or overbearing.
- 5.43 Further, the conservation style rooflights serving Unit 4 will be placed at a high level, and the new dwelling will partially sit on the existing footprint meaning the separation distance between the east elevation and neighbouring properties at Endless Street will be retained. Whilst the dormer serving Unit 3 will be reconstructed, its relationship with 7-11 Endless Street would remain as existing. This means there will be negligible risk of adverse overlooking or in-looking occurring.



Figure 14 - Relationship between existing rear building and neighbouring properties

- 5.44 In terms of noise and the proximity of the site to neighbouring uses, the site is bound by residential and commercial uses in all directions. The residential units will not be situated in an area where industrial noise pollution would occur.
- 5.45 Although there are bus stops immediately outside the front of the site, the new dwellings would be set more than 25 metres back from Blue Boar Row, and there are intervening buildings which would provide a degree of acoustic mitigation against bus engine noise. This means that external noise intrusion would likely be far below desirable targets.
- 5.46 Therefore, the scheme will provide high quality residential accommodation in accordance with Core Policy 57 and the Wiltshire Design Guide (2024).

HIGHWAYS AND PARKING

- 5.47 Wiltshire Core Policy 60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire through a series of initiatives, and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.
- 5.48 Whilst the residential units would not be served by any designated car parking spaces, the site lies within the city centre and the existing building does not offer any dedicated parking provision. The location is highly sustainable and in close proximity to a range of services, facilities, transport and employment opportunities.
- 5.49 Further, the adopted CAF provides an ambitious set of recommendations which include reducing motor vehicle movements through the city whilst ensuring the city remains accessible to all through supporting public transport, cycling and walking. Secure bicycle and bin storage has been incorporated into the design which will be sufficient to meet the needs of future occupiers.
- 5.50 Importantly, the Local Highway Authority confirmed that the proposals would unlikely attract any highways objection during the pre-application, stating:

“The proposals do not provide off-street car parking, however, as the site is within the city centre, where sustainable modes of transport are abundant, on-street car parking is restricted and the development seeks change the use of existing commercial space, a car free development is considered acceptable in this instance”.

5.51 Since there has been no significant change in circumstance or policy, there should now be no reason to deviate from that view.

5.52 For these reasons, the proposal is acceptable in highways terms.

ECOLOGICAL IMPACTS

5.53 Paragraph 187 of the NPPF requires decisions to contribute to and enhance the natural and local environment. Core Policy 50 requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The policy also requires all proposals to incorporate appropriate mitigation measures to avoid and reduce disturbance on sensitive wildlife species and habitats. All development should also seek to maximise opportunities to enhance biodiversity.

5.54 An Ecological Impact Assessment has been produced by Halpin Robbins (September 2024) in support of this application. The survey area covered the entire site including the existing buildings and its immediate surroundings. The buildings were each assessed for bat roost suitability.

5.55 Overall, the entire site was assessed as comprising habitats of negligible value to foraging and commuting bats. The EclA sets out precautionary avoidance, mitigation and enhancement measures for the proposed development which are as follows:

- Works which have potential to impact nesting birds (i.e. building demolition and conversion) must be undertaken outside of the main bird nesting season;
- Works to stop immediately and an ecologist contacted in the unlikely event that a bat is found during works
- Planting of a diverse mix of native shrubs and other floral species
- Inclusion of bee brick and bird nest box

5.56 Accordingly, the development will not place any harm on protected species in line with NPPF Para 187 and Core Policy 50.

- 5.57 Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework requires that the planning authority ensures the protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.
- 5.58 The site is within the catchment of the River Avon Special Area of Conservation (SAC). SACs are protected under The Conservation of Habitats and Species (Amendment) Regulations 2019. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations.
- 5.59 As this site falls within the catchment of the River Avon SAC, the proposal has the potential to cause adverse effects alone or in combination with other developments through the discharge of phosphorus in wastewater. Following a Cabinet: 6 February 2024 Revised Nutrient Neutrality Strategy, the Council has revised its approach for developments requiring nutrient credits in the Hampshire Avon. A Council-led scheme of phosphorus credits is available for planned development at a fix cost per kilogram of phosphorus, provided supply of mitigation is available.
- 5.60 Given the position of the site within the city centre, the proposals would constitute ‘planned development’. The application is therefore accompanied by a nutrient calculation to determine the number of credits required.

FLOOD RISK

- 5.61 Paragraph 174 of the NPPF makes clear that applications for minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.
- 5.62 The Technical Guidance to the NPPF explains that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 5.63 NPPF Para 181 states that *“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment”*.

- 5.64 The proposed development relates to the conversion of the central part of the buildings and erection of a replacement building to the rear of the site. Unit 4 is situated within Flood Zone 1, but the remaining areas of the site are situated within Flood Zone 3. Therefore, this application is supported by a site-specific Flood Risk Assessment and Flood Evacuation Plan produced by Aegaea (February 2026).
- 5.65 The analysis indicates that the proposed development is located outside all modelled present-day scenarios and the climate change 1 in 100 year+40%CC event. Fluvial flood risk is considered to be low.
- 5.66 In terms of surface water flooding, NaFRA2 analysis compared to the topographic survey ground levels shows that the proposed development will be outside all likelihood extents of experiencing surface water flood depths greater than 0.2m. Therefore, pluvial flood risk has been assessed as low.
- 5.67 A Flood Evacuation Plan and flood resilient measures have been provided to ensure safe access and egress can be achieved and minimise the damage in the case of a flooding event.
- 5.68 Additionally, while the site is located in close proximity to the River Avon where there is high risk of fluvial flooding, the Salisbury River Park Project is due to be completed this year. This flood alleviation scheme will provide critical improvements to help mitigate flood risk along Blue Boar Row.
- 5.69 Based on the modelling carried out to inform the design of the alleviation scheme, the application site will be removed from the 1:100-year extent post-scheme with flooding remaining in-channel.
- 5.70 Although we accept that the flood alleviation scheme has not been completed, the Lead Local Flood Authority, Environment Agency and Planning Authority must consider this when determining the application.
- 5.71 As such, the current application should be considered acceptable with regard to flood risk.

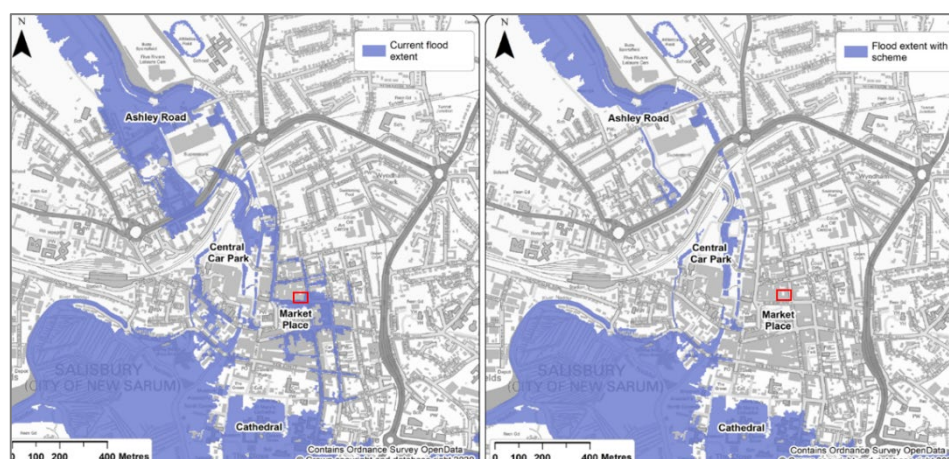


Figure 15 - Pre and post flood alleviation scheme

PLANNING BALANCE AND CONCLUSIONS

- 6.1 This application seeks full planning permission and listed building consent for the conversion of existing building to facilitate the provision of two (Use Class C3) residential units, demolition of existing building and erection of one (Use Class C3 residential unit with associated works. The submission is the second part of a phased development and follows positive pre-app engagement with Wiltshire Council who are welcoming of the opportunity to see this heritage asset brought back into active and viable use.
- 6.2 The site relates to a Grade II listed building and comprises a complex of buildings in heavily declined condition, positioned in a prominent location fronting the Salisbury Market Square. Officers have acknowledged that the rear and central parts of the site have been redundant for several decades, and without intervention soon, it is clear that the building is at imminent risk of uncontrolled collapse and complete loss.
- 6.3 The current proposals will prevent further structural decline to these parts of the building and see the introduction of three high-quality heritage inspired city centre apartments. A holistic approach has been adopted for both front and rear parts from the outset as to the most sensitive way to secure a long overdue viable use.
- 6.4 While the Phase 2 proposals involve the replacement of materials and structures which will give rise to some heritage harm through erosion and loss of historic fabric, this has been assessed as being less than substantial, and the benefits associated with the restoration and re-use of the site for residential purposes at a time when Wiltshire Council is unable to demonstrate a 5-year housing land supply, would be of a scale and nature that would outweigh such harm in line with the requirement of NPFF paragraph 215.
- 6.5 Further, the Salisbury City Area Framework seeks to promote city-centre urban living, incorporating a mix of typologies and tenures, and this proposal will help meet these objectives. The proposed development would not only have social benefits in light of achieving sustainable development, but also positive economic and environmental impacts. After all, the Listed Building has been neglected for several decades, and the scheme is deliverable. This should be afforded significant weight in the planning balance.
- 6.6 For the above reasons, we commend the proposals to you and respectfully ask that Wiltshire Council grant planning permission without delay.

A

From: [Maidman, Jonathan](#)
To: [Oscar Heasman](#)
Cc: [Dan Roycroft](#)
Subject: RE: ENQ/2025/00176 : 47 BLUE BOAR ROW, SALISBURY, SP1 1DA
Date: 08 April 2025 14:08:28
Attachments: [image001.png](#)
[image002.png](#)
[Conservation comments.pdf](#)
[Ecology comments.pdf](#)

Dear Oscar

I just had a chat with your colleague Dan and we briefly spoke about this one.

As we all appreciated from the site visit, parts of the building are now in a very poor state of repair and I fully support the principle of the proposals. [REDACTED]

[REDACTED] I am not able to provide my detailed full response at this current time however I am pleased to attach Jocelyn's detailed comments and comments from Ecology which should enable your client to start progressing things. I have also liaised with the Council's Archaeologist who has confirmed that any future application should also be accompanied by an archaeological impact assessment.

I will send my full response as soon as I can. Thank you for your patience.

Regards

Jonathan Maidman
Planning Officer

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CASE OFFICER'S REPORT

Application Reference:	PL/2025/04542 & PL/2025/04909
Application Type:	Full planning permission and Listed Building Consent
Consultation Ends:	17/02/2026
Case Officer:	Joe Richardson

Site Address:	47 Blue Boar Row, Salisbury, SP1 1DA
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Proposal:	Internal and external alterations and change of use to facilitate the provision of two (Use Class C3) residential units, subdivision of commercial space and associated works
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Recommendation:	Approve with Conditions
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Site Description/Proposal:

47 Blue Boar Row is a Grade II listed building and comprises of three storeys with a cream rendered facade that is located within the Salisbury City Conservation Area and within the setting of several listed buildings that include No's 45 and 48 Blue Boar Row.

The listing description for this building reads as follows:

'C17/C18 altered. 3 storeys with rendered front. Moulded band over first floor. Moulded cornice and parapet. Chamfered quoins. 4 windows to upper floors, sashes, no glazing bars in architrave surrounds with cambered heads, stepped keystones. Modern shop front. To rear of shop fine C18 staircase open string, turned balusters, swept moulded handrail. Remains of C17/C18 coffee house to rear, some panelling. Nos 41 to 44 (consec.) with the Blue Boar Inn and Nos 45 to 51 (consec.) form a group.'

The site shown below is identified by the red line site location plan, the black hatching plan that identifies the listed status of the building and the plan in green showing the site within the Salisbury City Conservation Area. The building fronts the Salisbury Market Square and is surrounded by a mixture of commercial and residential properties in all directions. The site is within the designated Primary Shopping Area, as defined by saved Salisbury District Local Plan (SDLP) policy S1 (shown as a pink line in the Retail Designation Plan below) and saved policies E3, S3 and H7 are also of relevance.



The site is identified on Environment Agency flood maps as being located in Flood Zones 2 and 3 and is also identified to be at risk of surface water or ground water flooding in the Strategic Flood Risk Assessment (SFRA). The site is located within the Salisbury City Centre Air Quality Management Area, is within the catchment of the River Avon Special Area of Conservation, and is within the New Forest 13.8km recreational buffer of the New Forest Special Protection Area (SPA), SAC and RAMSAR sites.

The application site is within the settlement boundary of Salisbury, which is defined as a Principal Settlement by the Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area).

The ground floor of the building was until 2019 occupied by Lloyds Pharmacy but the site has predominantly been redundant since then which has resulted in many elements of the building declining and necessitating repair works.

The proposals seeks planning permission and listed building consent for internal and external alterations and the change of use of the building to facilitate the provision of two Use Class C3 residential units, the subdivision of commercial space and associated works.

The proposals relate to Units 1, 6 and 7 of the building. This proposal aims to retain the existing ground floor retail unit and create two separate residential dwellings at first and second floor level. Within the submitted planning statement accompanying these applications, the following works are proposed:

Unit 1:

- The shopfront will be removed and re-designed to an aesthetic which matches as far as possible as the former 19th century shop frontage with entrances to the through passage, retail space and Units 6/7. A new partition will be created to form a separate entry to Units 6/7 and main stairs, and a W/C and kitchenette area will serve the commercial use.
- The four part subdivision of the front façade will enhance the aesthetic of the shop frontage and quality of the streetscape to the market square, offering a direct and strong heritage and public benefit.

Unit 6:

- Arched opening off stair half landing will be closed. Insertion of partition in line with the historic break and rear building to create front entrance to Unit 6. Construction of a glazed link adjacent to the main stair, while retaining the stair windows, to facilitate connection between the front and central parts of the building. Existing arched window opening into front part of the building will serve as new entry to link.
- Retention, necessary repair and exposure of fireplaces and surrounds, Insertion of bathroom into current WCs and bathroom into small front room. Insertion of kitchen into large front room.

Unit 7:

- An entrance lobby and utility room will be created on the top landing area. Doorway to be created in existing room through to glazed link, and small ensuite within the other half of landing. Insertion of kitchen to front room and bathroom facilities.
- Historic fireplaces to remain central within room spaces and repaired where necessary. Existing panelling exposed and window and doors retained.

The proposed street elevation and floor plans are shown below:



PROPOSED STREET ELEVATION



RELEVANT PLANNING HISTORY

S/91/1753/TP – Shopfront Alteration. Formation of new access to first floor A.C 27.01.92

POLICIES

Sections 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 11 Making Effective Use of Land

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Salisbury Neighbourhood Plan

Policy 6: Design in the built environment

Policy 15: Construction and development management for projects affecting the River Avon SAC

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 20 Salisbury Community Area

Core Policy 35 Existing Employment Sites

Core Policy 38 Retail and Leisure

Core Policy 50 and 52 Biodiversity and Geodiversity

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Ensuring the conservation of the historic environment

Core Policy 61 Transport and New Development

Core Policy 67 Flood Risk

Core Policy 69 Protection of the River Avon SAC

Supplementary Planning Documents:

Wiltshire Local Transport Plan 2015-2026: Car Parking and Cycling Strategy

Wiltshire Design Guide 2024

National Design Guide 2021

Wiltshire Housing Sites Allocation Plan adopted February 2020

Salisbury Neighbourhood Development Plan 2020 – 2038 (adopted February 2025)

Saved Salisbury District Local Plan

E3 – Office Development, Central Area

H7 – Residential Uses in Central Area

H8 – Housing Policy Boundary

S1 – Primary Shopping Area

S3 – Central Shopping Areas

The Conservation of Habitats and Species Regulations 2017

Wiltshire Council Air Quality SPD July 2025 (adopted October 2025)

Salisbury Central Area Framework (CAF)

Salisbury Conservation Area and Management Plan 2014

Emerging Local Plan

ISSUES

- Principle of development;
- Design, scale and heritage;
- Archaeological impacts;
- Amenity impacts;
- Highway safety/Parking;
- Ecological Impact including River Avon SAC, New Forest SPA and BNG;
- Flood Risk/Drainage

REPRESENTATIONS

Salisbury City Council – Support with comments received stating:

SCC support SAWS.

WC Public Protection – No objection subject to conditions with comments received stating:

I write regarding the application for internal and external alterations, and change of use to facilitate the provision of two (Use Class C3) residential units, subdivision of commercial space and associated works. I note from the plans submitted bedrooms have been located to the rear of the development site and are not fronting Blue Boar Row. I have reviewed the noise impact assessment prepared by Clark Saunders Acoustics which confirms the primary noise source for the façade facing Blue Boar Row is road traffic noise, including a low frequency noise attributed to buses in the locality. The report demonstrates, with secondary glazing installed on the windows facing Blue Boar Row, acceptable internal ambient noise levels can be achieved in the proposed dwellings with windows closed or with a plenum type of opening, where the openings do not align. The report also identifies there is building services plant (unrelated to this proposal) on the roof of adjacent buildings. The plant is in direct line of sight to the proposed bedrooms at the rear of the development site; however, the noise survey and assessment demonstrates the building services plant does not operate during the night-time hours, and acceptable internal noise levels can be achieved during the day and at night with windows partially open. I therefore recommend the following condition is applied to any approval of this application:

- Secondary Glazing as detailed at 7.6 of Clark Saunder Acoustic Report (ref AS14019.250401.R1 dated 25th April 2025) to be installed on all windows (associated with the dwellings) facing Blue Boar Row and maintained at times thereafter.

In addition, the development site is located within an AQMA. Vehicles are often queuing, with engines idling immediately outside of the development site. The public health impacts on residents who live and work in areas of poor air quality are significant. We would therefore expect the applicant to install mechanical ventilation into both residential units on the development site. The air source for the mechanical ventilation system should be taken from the rear façade of the site away from the poor air quality on Blue Boar Row. I therefore recommend the following condition is applied to any approval of this application:

- Prior to occupation, Mechanical Ventilation to be installed in the residential dwellings hereby approved. The air source for the ventilation system should be taken from the rear of the development site. The Mechanical Ventilation should be installed in accordance with approved plans and manufacturers specification, and maintained at all times thereafter.

To discharge this condition the applicant should submit plans demonstrating the location of ducting and air extract points, together with manufacturers details of the proposed Mechanical Ventilation system.

WC Conservation – Objection with comments received provided as an appendix to this report.

UPDATE: Objection with comments received stating:

It is really disappointing that, having commissioned a heritage statement, which identifies notable features of this Georgian building, the plans ride roughshod over those features. The scheme as conceived by the developer/architectural technician, whilst not demolishing features (aside from the sunken bath) would conceal them, and as such this would have an adverse impact on the character of the building. For this reasons, I continue to remain unable to support this application in its current form/detailing. In particular, and responding to the additional/revised drawings:

Proposed shop front elevation 1556/08A. This is an improvement and welcomed. However we still have an unreferenced Damoney door detail which does not correspond with the revised elevation treatment. Also, it talks about render. The original would likely have been stone or stucco. I would recommend we specify stucco which should be undertaken by an experienced contractor in stucco work.

Proposed cross section O-P 1556/04 A. Annotated to mention secondary glazing which is fine. However, the proposal at all floor levels is for a suspended ceiling. I cannot support this at first and second floor level. It cuts off the top of the windows, conceals historic cornicing and alters the proportions of the room. I also question whether it is accurate in respect of the side alley.

Proposed floor plans 1556/05A. These are unacceptable. The ground floor plan still refers to cast stone. The rear ground floor fireplace, which I understood was to be opened up (and is mentioned in the Heritage report at fig.39 and AWA as being opened up) is covered over. At first floor level, the sunken bath is unreferenced (but we know from another drawing is to be removed) and the rear bedroom, which as I recall has dado panelling, a fireplace and hearth and a historic cupboard is lined out and the fire surround moved forward (no reference to any hearth it might have) so that it becomes a redundant facsimile feature. The heritage statement does refer to the need to introduce new walls in the rear (phase 1) rooms, although it is unclear why the walls cannot be treated from the other side so as to preserve these features? The plans also show rooms where there is panelling etc. The heritage report talked about such features being reinstated where they needed to be removed. There is no annotation or evidence of this in the proposed plans. And of course the niches at ground floor (within the new hallway) are covered over, although given the wall dividing the hallway from the commercial unit is an upgraded wall, why does the wall on the far side need to be (i.e. it isn't going up the staircase, or at least it isn't identified as needing to be upgraded). In respect of the sunken bath at first floor level, a fascinating and interesting surviving feature of this building (see 4.23 of the heritage report) - this is demolished/removed. Clearly I do not support this.

Proposed glazed link 1556/03A. They are proposing lead for the sides and the roof which I find hard to believe. I'm unclear about the abutment with the existing roofs. I would have anticipated the new roof to entail 'feeding into' a line of tiles/slates, but that is not implied by the proposed roof plan. This is something we should condition if you are minded to grant consent.

Roof repairs. AWA have provided an additional statement. The first statement said the roofs were in a generally ok state. Now we have clarification that there are issues, particularly around the valley gutters. They identify collapsed areas of lathe and plaster, rotten common rafter ends and some completely rotten timbers. They seem to be recommending some localised repairs of rafter feet, augmenting failed timbers with new timbers (i.e. installing them alongside the failed historic timbers) and repairing the lathe and plaster. If you are minded to grant consent, I recommend that we have a condition requiring more details once the areas are opened up, that we agree a methodology for the work, that we agree the extent of repairs on site, and that the lathe and plaster ceilings are reinstated using a specialist contractor. In

conclusion, the proposed plans (drawing 1556/05 A) and the proposed cross section O-P (1556/04A) evidence a heavy-handed approach to the conversion of this building which would result in the loss, and concealing over, of significant historic elements of this listed building which would have an adverse impact on its interest. It is my view that a more considered and respectful approach (more in line with what is stated within the heritage statement) is possible but it is not demonstrated in these plans.

UPDATE: No objection subject to conditions with comments received stating:

We have received some additional drawings and an addendum heritage statement. The heritage consultant says that the use of the term render/stucco is interchangeable. That is not my experience but I acknowledge their point. Most notably the proposed shopfront now says stucco which is welcomed. I note that the sunken bath is now to be retained however, floored over. I welcome its retention. I note the heritage consultant's comment about the ground floor niches on the side wall not being special features and as such, the intention is to cover them over. I raise no further objection. I note the intention to reveal the fireplace at the rear of the ground floor unit. I recommend a condition requiring further details in due course (not pre-commencement). I note the proposal for the suspended ceiling approach at ground and first floor level and the argument that this approach is the least intrusive. A drawing has been supplied of the internal elevations of two of the rooms labelled as room 1.4 and 1.2. I don't know where the references come from as the proposed floorplans do not have room references? Indeed, the references that HCUK use in their report suggest a 'reversal' of the rooms i.e. 1.4 is the rear first floor room (which is 1.2 in HCUK's report) and room 1.2 (middle room first floor) is 1.4 in the HCUK report. Please seek clarification. I suggest that all the rooms should be numbered. In respect of lining out walls, could we please have which walls are to be lined out marked on the proposed floorplans. I am particularly interested to know how the fireplaces will be treated. The dashed line just cuts across them. Regarding the first floor rear room, it has been clarified that the cupboard will be lined out and therefore retained as a feature and the fireplace does not need altering as it is within a masonry component. The side wall will have its panelling removed, then insulated and the panelling reinstated. I am content with this amended approach. A further condition should be the requirement of further details in respect of repairs, particularly to the roof in due course (i.e. once areas have been opened up). Another suggested condition: all fire surrounds and hearths, and panelling, should be repaired and left in situ unless otherwise specifically agreed in writing. A door (internal) schedule should be provided (identifying historic doors, doors to be retained and doors to be replaced) in advance of works commencing on site. The design of any new doors/joinery should be agreed with the LPA.

WC Ecology – No objection subject to conditions (please refer to the Ecology section of the report for full comments).

Conditions to be imposed onto any consent as follows:

Compliance with submitted plans;
Details of Bird and Bat Boxes;
Details of external Lighting
New Forest Mitigation Strategy;
Water Usage;
River Avon Phosphorous Mitigation

WC Highways – No objection with comments received stating:

I refer to the planning application for the conversion of the existing building to provide two residential units while retaining the commercial element on the ground floor. The site is located

within Salisbury City centre in a most sustainable location with bus stops immediately outside and a range of employment options, services and facilities readily accessible by non-car modes. In addition, sustainable travel choices are available within acceptable walking distances to locations in other parts of Salisbury, Wiltshire and beyond. On-street parking is tightly controlled on Blue Boar Row with the presence of bus stop clearway markings, double yellow lines and loading bays. Much of the on-street parking within the city centre is restricted with Controlled Parking Zones in operation, any parking needs can only be met in the number of public car parks located within the city centre. In this instance, and under these specific circumstances, I accept the car-free development as proposed.

WC Drainage – No objection with comments received stating:

We note that the applicant has submitted a Flood Evacuation Plan dated 28/01/2026, including a Flood Evacuation Route Plan, Environment Agency (EA) flood-warning information, and associated trigger events. The site's only access is located within Flood Zone 3, and the submitted mapping confirms that parts of the proposed evacuation route may experience flood depths of up to 0.4 m, with areas of moderate hazard, as shown in Section 6, Figure 15 of the FRA&FEP. However, having reviewed the submitted details, including the evacuation route mapping, modelled flood depths, and the vulnerability classification of the proposed use, it is considered that the level of information is sufficient in this case. The maximum predicted flood depth along the evacuation route (0.2–0.4 m) remains consistent with the modelled depth at the property itself (0.18 m, Sections 4.10–4.11 and 4.14). The proposals place all residential accommodation at first floor and above, well above modelled flood levels, which appropriately reduces risk to people. We also note that the applicant has referenced the Salisbury Flood Alleviation Scheme and included Figures 8 and 9, demonstrating both pre- and post-scheme 1 in 100-year flood extents. While the scheme is not yet fully completed, the submitted evidence indicates that flood risk at the site post-implementation will likely decrease. Despite this additional potential mitigation, the LLFA is confident that the proposed evacuation route and the development itself will safely manage flood risk to people residing at the property. On balance, and given the scale and nature of the proposals, the provision of residential uses above flood levels, and the acceptable refuge and evacuation arrangements, it is considered that no further detailed information is reasonably required. As such, the LLFA has no objection to this proposal.

Environment Agency – No objection subject to a condition requiring compliance with the submitted Flood Risk Assessment and suggested mitigation measures

WC Archaeology – No objection subject to a condition with comments received stating:

No development shall commence within the red line boundary on the Location Plan submitted with application PL/2025/04542 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 in accordance with Paragraph 218 of the NPPF.

Natural England – No objection with the following comments received:

No objection – Subject to mitigation

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the New Forest Protected Sites. Your authority should be satisfied that the agreed mitigation meets the minimum requirement as per the New Forest Interim Recreation Mitigation Strategy. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals in relation to the New Forest Protected Sites, providing that all mitigation measures are appropriately secured in any permission given.

Third Party Representations – 2 x letter of representation with comments received stating:

We're deeply concerned about how this will impact our privacy as our windows for both our living room/ kitchen/ family area and bedrooms face the site. If this goes ahead, I presume there won't be any windows facing out the back of the site? We have a young daughter and I don't want people to have access to view into her bedroom. I also work from home meaning we won't be able to have windows open during the day.

Salisbury & Wilton Swifts has reviewed this planning application as we believe all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 74% since 1994. They are also listed by WSBRC as a Wiltshire Critical Species. Our comments are impartial observations, neither supporting nor objecting to the application. Salisbury is very lucky to still have many old buildings with the nooks and crannies that swifts require for nesting. Unfortunately, as they are renovated these small spaces are blocked leaving nowhere for the swifts to breed. Since they are only here 3 months of the year it is unlikely they have time to find another nest site and breed in the same season. We were really pleased to read in the Ecological Impact Assessment the recommendation for integrated swift bricks to be included and we would recommend at least 6 (if possible) to enable a new colony to become established. The RSPB's Swift Mapper shows there are swift nests dotted around this area (see link: <https://www.swiftmapper.org.uk/> and type post code SP1 1DA), and given swifts are colonial birds the provision of new nesting opportunities in this development will help maintain the current population.

ASSESSMENT

Principle of development

The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the

Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle, in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

Core Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) form the settlement strategy for the Wiltshire Core Strategy (WCS). Salisbury is defined as a Principal Settlement and the site lies within the defined settlement boundary of Salisbury and is also within the Salisbury Central Area. Residential development within the defined settlement boundary is acceptable *in principle* under saved policy H8 of the Salisbury District Local Plan and Core Policies 1 and 2 of the Wiltshire Core Strategy. However, the acceptability of the proposals in principle and for a development proposal to be considered acceptable overall is also subject to considering compliance with other relevant planning policies, and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

In terms of the acceptability in principle, in this case the site is an existing employment/retail site and is at risk of flooding being located within Flood Zones 2 and 3.

Core Policy 35 is applicable to the proposal and states (existing employment land relevant to B2, B8 and B1 – now class Eg uses):

Within the Principal Settlements, Market Towns, Local Service Centres and Principal Employment Areas proposals for the redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet, and will be assessed against, the following criteria:

- i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use.
- ii. Where the proposal concerns loss of employment land of more than 0.25 ha in the Principal Settlements, Market Towns or Local Service Centres it is replaced with employment land of similar size elsewhere at that settlement.
- iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site.
- iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.
- v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.
- vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.

Core Policy 35 requires evidence to demonstrate that the site is no longer viable for its present or any other employment use (including being marketed for at least 6 months). The policy refers to employment uses being B1, B2, B8 uses and predates the change to the use classes

order in 2020 when B1 Business was revoked and is effectively replaced with the new Class E(g):

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes.

Core Policy 38 of the WCS, Retail and Leisure, states that in line with government policy, town centres, as well as primary and secondary retail frontages should be identified on the policies map, with policies making clear which uses will be permitted in such locations. The larger Centres, including Salisbury, have designated frontages and corresponding policies in the relevant District/Local Plans, and these designations and policies will be carried forward. The relevant policies in this case are:

Salisbury District Local Plan: Policies S1 (Primary frontages in Salisbury and Amesbury), S2 (Secondary shopping areas in Salisbury and Amesbury) and S3 (Location of retail development).

The site is set within a Primary Shopping Area, as identified in S1, saved policy from the Salisbury District Local Plan. The primary shopping area would not be affected by the proposed change of use as it relates to the first and second floors of the building. The ground floor is to be retained for retail (Use Class E (e)) purposes. The principle elevation is to remain similar to the existing, and the proposed mixed use of retail and residential will retain the occupation of the building, which has been unused for a period of time.

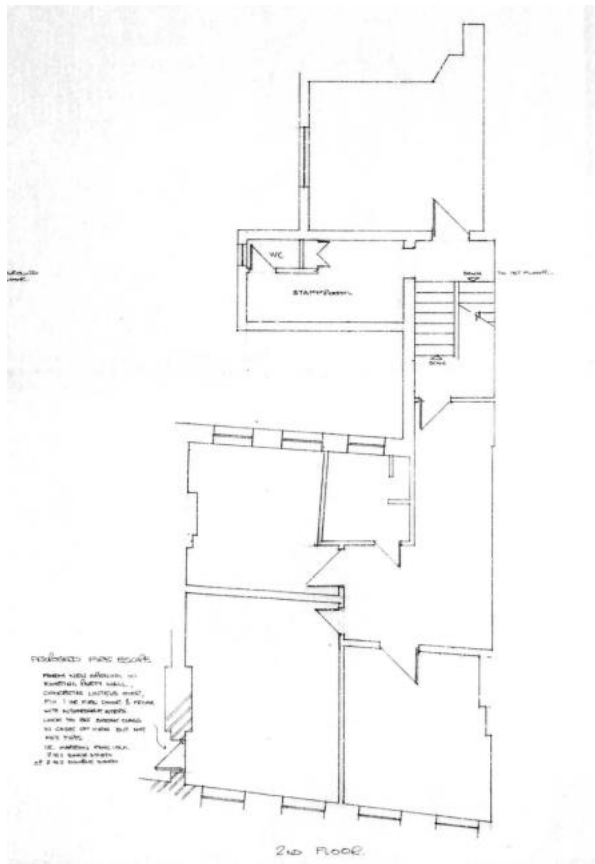
Saved Policy S1 states:

The Local Plan identifies a number of areas within the City and Amesbury as Primary Frontages. The Local Planning Authority recognises and supports the maintenance of a predominantly retail element within these areas, but also that different but complementary uses, during the day and in the evening can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. The principal role of the Primary Frontage is, however, to maintain the area as the retail centre, and the Local Planning Authority will therefore aim to establish or preserve, as a guide, 60% of each section of Primary Frontage within retail (A1) use. A section of Primary Frontage is considered to be a particular street block frontage, or frontage of 50 metres either side of the application site, whichever is less.

As stated above, policy acknowledges the importance of town centres providing a range of uses is recognised, placing less restriction on change of use than to premises with Prime Frontages, noting that Fisherton Street and Winchester Street are examples of the City Centre where there is a distinct character, defined by small scale, specialist units, within historic buildings. As the existing ground floor is being retained for retail purposes, and accords with the relevant policies of the WCS, and saved policies of the Salisbury District Local Plan. The proposed change of use of the upper floors of the building for residential purposes is considered acceptable in principle, in line with the relevant policy considerations.

The existing ground floor of the building is to be retained for retail purposes (Use Class E(e)) with some internal changes and other changes to the front façade as documented previously within this report. The proposal will result in the loss of the first floor space associated with the ground floor retail unit as this will be converted into a separate residential unit. It is evident that up until around 2015, the building was occupied by Lloyds Pharmacy with the first floor of this building used for storage in association with the pharmacy below (Use Class E (e)). From a review of the planning history of the site, it is evident that part of the second floor of this

building was used by Lloyds Pharmacy as a staffroom. See snippet of the approved plans associated with consent S/91/1753 below that shows the staffroom on the second floor of the building.



Ordinarily in line with the criterion requirements of Core Policy CP35 of the WCS, a marketing exercise should be undertaken to demonstrate that there is no valid evidence for the site to remain in employment use. However, no marketing exercise has been undertaken to support these applications. Therefore, whilst the proposals seeks to retain the existing ground floor for retail purposes, it is considered that on this occasion, there is no need to provide evidence in the form of a marketing plan for the retail loss of the first floor of the building. Given the redundant nature of the building since approximately 2015, it would be difficult to justify refusal of planning consent on the basis that a marketing exercise has not been undertaken.

Given the listed status of the building, it is also important to consider the viable use of the building in accordance with the requirements of paragraph 210 of the NPPF. By way of the change of use proposed of the upper floors to residential, it is considered that this use would be the most appropriate in terms of the upholding and preservation of the Grade II listed building. As such, for the reasoning as outlined above, whilst the proposal is not strictly in accordance with the criterion requirements of Core Policy CP35 of the WCS, a refusal of planning consent would be difficult to justify.

The proposal also seeks permission for the change of use of the first and second floors of the building for residential use which is considered acceptable under CP2 of the WCS, and notes that within the limits of development, there is a presumption in favour of sustainable development at the Principal Settlements. The site is located in the centre of Salisbury, and as such is considered a sustainable location for development.

Housing Land Supply position

The Local Planning Authority (LPA) can currently demonstrate a 2.42 years housing land supply which is a significant shortfall. The presumption in favour of sustainable development ('tilted balance') as set out in paragraph 11 (d) of the NPPF therefore applies to the determination of applications in Wiltshire at this current time.

As above, it is acknowledged that currently the Council cannot demonstrate a 5 year housing land supply and therefore, the additional two units of residential accommodation proposed by way of these schemes will add modestly to the position. However, this is a beneficial factor when considered against the loss of the use of the upper floors within the building and the viability of the proposed residential use given the Grade II listed status. As such, the residential use of the upper floors of the building is considered to be a suitable and sensitive reuse of the listed building that would outweigh the modest loss of some retail space, that is to be retained at ground floor level and would add to the housing land supply position.

Design/scale including heritage

The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping), further requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness; retaining and enhancing existing important landscaping and natural features; being sympathetic to and conserving historic buildings and landscapes in terms of layouts, massing, building heights and plot sizes; and making efficient use of land whilst taking into account the local context and surrounding uses.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.

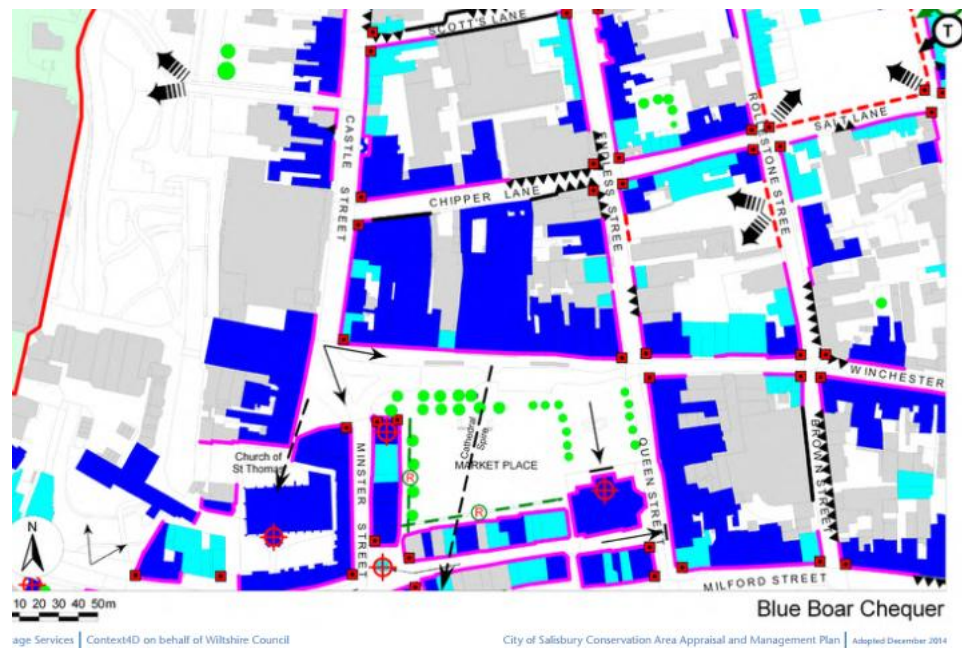
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications [that affect heritage assets], local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

This proposal has been assessed by the Council's Conservation Officer given the status of the building and its proximity to other listed buildings and the Salisbury Conservation Area. The site is also identified as having considerable historic and architectural value within the Salisbury Conservation Area Appraisal and Management Plan 2014. The extract below states:



The CAA refers to 'The chequer contains a rare survival of early buildings to the rear of the main facades. Some of these buildings are used, for example the fifteenth century Blue Boar Inn, now part of Debenhams and used as their restaurant, others are unused and in need of new uses. They have considerable historic and architectural value and they reflect a largely lost characteristic of the city; that of a series of buildings set along alleyways penetrating the chequer and behind the principal façades.

The main elements of works involved are to be internal with the only physical external changes being to that of the existing shopfront and a new glazed linkway to provide an accessway/stairwell to the first and second floors of the building. A plan of this glazed linkway is shown below.



The application is accompanied by a Heritage Statement undertaken by HCUK Group that has been assessed by the Council's Conservation Officer. A number of objections were received to this proposal (to which these comments are attached as an appendix to this report). As a consequence, additional drawings and information was provided but as detailed within this report, the Conservation Officer had a number of concerns about the proposed works. An addendum to the originally submitted Heritage Statement was then provided along with amendments to several of the submitted plans. This addendum was requested following comments from the Council's Conservation Officer that sought clarity on a number of issues raised. Issues raised included concerns regarding the following:

- The use of render/stucco on the shopfront façade;
- The protection of the sunken bath on the first floor;
- The ground floor niches on the side wall is not considered as special features;
- The reveal of the fireplace on the ground floor;
- The proposed suspended ceiling approach at ground and first floor level and rooms impacted not being correctly labelled on the submitted plans;
- Clarity on the lining out of internal walls;
- Queries on the features within the first floor rear room and if/how they will be preserved.

These matters have now been resolved and subject to the imposition of detailed conditions imposed onto any consent, the Council's Conservation Officer has no objection to this proposal.

Potential impact to heritage assets with an archaeological interest

The supporting text to Core Policy 58 explains that heritage assets include non-designated heritage assets such as buildings and archaeological sites of regional and local interest and paragraph 207 of the NPPF states that *'where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

The Conservation Area Appraisal identifies that the city has high archaeological potential. Salisbury is one of a small number of planned medieval cities that rapidly grew to fill most of its grid of streets, and consequently the archaeology of the city is considered to be of national importance.

The Council's Archaeology Team have commented on this application (see full comments with in the consultee response section of this report) and suggest a condition requiring a written programme of archaeological investigation prior to the commencement of development would be appropriate. Subject to the imposing of such a condition onto any consent, officers consider this will mitigate any impact on the potential for buried archaeological remains being discovered.

Amenity impacts

Core Policy 57 of the WCS states "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 complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Having regard for the changes outlined previously within this report, the external changes are limited to the building entrance and the creation of a glazed link flat roof extension to facilitate new circulation routes between the first and second floors of the building that will involve a set of stairs to take account to the changes in levels. Externally it will be a lead clad block with slim metal framed windows inserted in the narrow space between the front and centre of the building and will be built over the existing historic windows that are to be retained. Details are shown in the plan below.



Officers note the comments of the member of the public in regard to potential overlooking, views obtained from the glazed link. However, given that this glazed link is serving a stairwell and the close proximity of the surrounding properties in which there is already an existing degree of inter-relationship and overlooking, any views from the glazed linkway are in officer opinion, no worse to that of the views obtained from the existing windows within the building. It would appear that the member of the public who has commented on these applications is

located above the social club, some distance away from the development site on Endless Street. As such, it is considered the existing windows are unlikely to have a relationship with the development which is harmful enough as to warrant refusal in a dense urban area. Furthermore, given that the glazed linkway is not serving any habitable room but a stairwell, any refusal of planning permission and listed building on this basis would be difficult to justify.

Given the location of the site within the city centre of Salisbury, an acoustic report undertaken by Clarke Saunders accompanies the submission of these applications. This report has been assessed by the Council's Public Protection Team. The recommendations of the report states that secondary glazing should be applied to all windows facing Blue Boar Row. A condition requiring details of mechanical ventilation to be installed into the two residential units proposed is also recommended by the Council's Public Protection Officer given the development is within the Salisbury City Centre Air Quality Management Area.

Subject to the imposition of the suggested conditions of the Public Protection Team, officers are of the opinion that any amenity impacts by way of the proposed change of use are acceptable and can be suitably mitigated and would adhere to the requirements of Core Policy CP57 of the WCS.

Highway safety/parking

Wiltshire Core Strategy Policy CP60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and good within and through Wiltshire through a series of initiatives and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.

Comments received from the Council's Highways Officer to this proposal state:

The site is located within Salisbury City centre in a most sustainable location with bus stops immediately outside and a range of employment options, services and facilities readily accessible by non-car modes. In addition, sustainable travel choices are available within acceptable walking distances to locations in other parts of Salisbury, Wiltshire and beyond. On-street parking is tightly controlled on Blue Boar Row with the presence of bus stop clearway markings, double yellow lines and loading bays. Much of the on-street parking within the city centre is restricted with Controlled Parking Zones in operation, any parking needs can only be met in the number of public car parks located within the city centre. In this instance, and under these specific circumstances, I accept the car-free development as proposed.

Following reasoning as outlined above by the Council's Highways Officer, officers consider the proposal adheres with the requirements of Core Policies, CP60, CP62 and CP64 of the WCS and would not have any adverse impact to highway users or highway safety to justify the refusal of planning permission.

Ecological Impact including River Avon SAC, New Forest SPA and BNG

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Officers note the requirements of CP50 of the WCS in respect of Biodiversity Net Gain for all new development.

The Council's Ecologist has assessed this proposal and has not raised any objection subject to conditions. Comments received are detailed in full below.

The following submitted documentation was reviewed to inform this response:

- Ecological Impact Assessment. 28 May 2025. Halpin Robbins Ltd. Report Ref. 01/054/007/01_EcIA. v3;
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC;
- Phase 1 Proposed Elevations. May 2025. Planning & design. Drawing No. 1556/06;
- External Elevations. 09 April 2025. Land & Building Surveyors. Drawing No. LDS/18677 EL1. Rev. C;
- External Elevations & Cross Sections. 09 April 2025. Land & Building Surveyors. Drawing No. LDS/18677 EL2. Rev. C;
- External Elevations & Cross Sections. 09 April 2025. Land & Building Surveyors. Drawing No. LDS/18677 EL3. Rev. C;
- Planning Statement. May 2025. Atlas Planning Group.

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019. Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence. Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application. Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: [Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority \(newforestnpa.gov.uk\)](https://www.newforestnpa.gov.uk/research-into-recreational-use-of-the-new-forest-protected-habitats). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.

It will therefore be necessary for developer contributions of £612 per dwelling / tourism unit (plus legal fees) to be secured via s111 agreement, unilateral undertaking or s106 agreement for this application to ensure the necessary mitigation is secured. This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The submitted nutrient calculation calculated a total phosphorus budget of 0.23 kg TP/year pre 2030 and 0.06 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website [Phosphorus and nitrogen mitigation - Wiltshire Council](#).

Ecology officer approval	Document reviewed – 08/08/2025
Approval of Nutrient Budget	Pre 2030 budget – 0.23 kg TP/year
	Budget approved - Yes
	Date - 08/08/2025

A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented. These comments assume that this application qualifies for and will be proceeding with the Council led scheme.

The mitigation fee and administration charge for the scheme can be paid by a section 111 agreement. It is also possible to pay the mitigation fee through a section 106 agreement or unilateral undertaking.

Protected Species

Halpin Robbins Ltd conducted an Ecological Impact Assessment which identified the site as comprising habitats of negligible value to foraging and commuting bats. The Internal and external alterations of the existing building will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats and no additional external lighting is proposed. Therefore, it is my view that there is no mechanism for adverse effect on bat species. Any domestic lighting, e.g. at doorways or pathways, should be low level bollard style or wall mounted and pointed downward to avoid light spill onto areas of vegetation likely to be used by bats and other wildlife species.

Where possible, construction works should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If works during this period is

unavoidable, a pre-works nesting bird inspection must be conducted no more than two weeks before construction begins. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Officers concur with the Council's Ecologist in that the scheme is exempt from Biodiversity Net Gain Plan and therefore, the relevant informative will be imposed onto any consent confirming this.

Core Policy 50

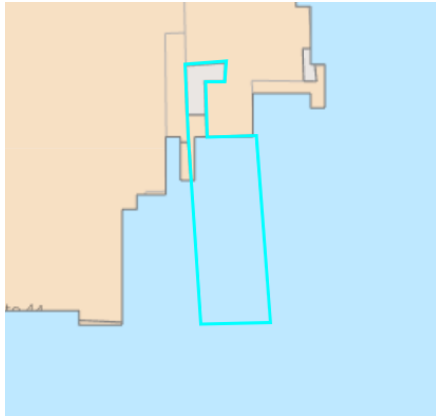
Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and for major applications the expectation is that development will deliver biodiversity gains. The NPPF also encourages applications to deliver measurable net gains (para 180 d). While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements. Ecological enhancements are provided through the installation of bird boxes, bee bricks and the planting of a diverse mix of native shrubs and other floral species as stated within section 5 of the Ecological Impact Assessment. The location of ecological/biodiversity enhancements must be included in the site plan drawings (see condition below) and will become an enforceable part of the planning permission.

Subject to the imposing of suitably worded conditions as outlined above by the Council's Ecologist in regard to lighting, compliance with the River Avon SAC and New Forest SPA, officers consider the proposal adheres with the requirement of Core Policy CP50 of the WCS.

Flood risk/drainage

Core Policy 67 (Flood Risk) states that all new development should include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground unless site or environmental conditions make these measures unsuitable.

The site is located within Flood Zones 1 and 2 and is immediately adjacent to Flood Zone 3a as shown in extracts below and so the application is accompanied by a Site Specific Flood Risk Assessment (FRA) and Evacuation Plan undertaken by Aeggaea.



Flood Zone 2 (above)



Flood Zone 3a (above)

The Council's Drainage Team and the Environment Agency have been consulted on this application. In terms of drainage matters, WC Drainage have stated on review of the submitted revised FRA and Evacuation Management Plan they have no objection to this development proposal.

The Environment Agency have been consulted on this scheme and initially raised concerns regarding the submitted FRA not complying with paragraphs 20 and 21 of the Flood Risk and Coastal Guidance planning practise guidance and thus, does not adequately assess the flood risks posed by the development. Further concerns were raised regarding safe refuge.

An amendment to the submitted FRA that includes the FRA and Evacuation Plan undertaken by Aeggaea have been provided to address the concerns of the Environment Agency as outlined above. As a consequence, the Environment Agency have now withdrawn their objection to this scheme subject to the imposition of a planning condition requiring the works to be carried out in accordance with the amended FRA that ensures finished floor levels shall be set no lower than a certain level, no sleeping accommodation on the ground floor shall occur and that the ground floor shall be closed in the event of a flooding emergency. Furthermore, the Council's Drainage Team have no objection to the submitted FRA and Evacuation Plan either.

Subject to the imposing of a suitably worded condition, matters around flood risk and safe refuge for future occupiers of the residential units within the building are suitably mitigated for.

CONCLUSION

The application site within the defined settlement of Salisbury, which is defined as a Principal Settlement by the Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). The proposal is for the conversion of the upper floors of the building to two residential units and changes to the shopfront façade with the ground floor of the building retained for retail use. office building to provide seven additional dwellings with hard and soft landscaping works. Proposals for housing in sustainable/principle settlement areas such as this are encouraged.

It is evident from a review of the planning history of the site, specifically consent S/91/1753/TP that the first and second floors of the building were used in conjunction with Lloyds Pharmacy by way of the 'testing room' at first floor level and the staffroom at second floor level. However, it is clear to see that these uses ceased some time ago given the current state of disrepair of the building and its redundant nature. Ordinarily in line with the criterion requirements of Core

Policy CP35 of the WCS, a marketing exercise should be undertaken to demonstrate that there is no valid evidence for the site to remain in employment use. Whilst this is normally a requirement to provide a marketing exercise to demonstrate that a residential use is the only appropriate viable use of the building, in the absence of any evidence to the contrary and noting that the building has been vacant for a number of years and its current condition, it is considered on this occasion that it would not be necessary to provide this evidence.

The site is also set within a Primary Shopping Area, as identified in S1, saved policy from the Salisbury District Local Plan. The primary shopping area would not be affected by the proposed change of use as it relates to the first and second floors of the building. The ground floor is to be retained for retail (Use Class E (e)) purposes. The principle elevation is to remain similar to the existing, and the proposed mixed use of retail and residential will retain the occupation of the building, which has been unused for a period of time. The proposal also seeks permission for the change of use of the first and second floors of the building for residential use which is considered acceptable under CP2 of the WCS, and notes that within the limits of development, there is a presumption in favour of sustainable development at the Principal Settlements. The site is located in the centre of Salisbury, and as such is considered a sustainable location for development.

Furthermore, officers consider the re-use of the building would also be in accordance with the requirements of paragraph 210 of the NPPF by way of the scheme enhancing the significance of the Grade II listed building and its viable use of the upper floors for residential purposes. It is also noted following clarification on the detailing of the works involved, the Council's Conservation Officer has no objection to the development proposal.

Of further relevance to these proposals is the Council's current housing land supply position. It is acknowledged that currently the Council can provide 2.42 years of housing land supply, a significant shortfall. Whilst the provision of the two additional residential units would only add modestly to this current position, this is a beneficial factor when considered against the loss of the existing use of the first floor within the building if it were ever use for employment purposes. As such, the residential use of the building at first and second floor levels is considered to be a suitable, viable and sensitive reuse of the Grade II listed building that would outweigh the modest loss of some space at first floor level, and would add to the housing land supply position.

Officers note the comments of the member of the public in regard to potential overlooking. It would appear that the member of the public is located above the social club, some distance away from the development proposal on Endless Street. As such, the existing windows within the building are unlikely to have a relationship with the development which is harmful enough as to warrant refusal of planning permission and listed building consent in a dense urban area such as this.

For the reasons as outlined within the report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies CP20, CP38, CP50, CP57, CP58, CP60, CP61, CP67 and CP69 of the Wiltshire Core Strategy, policies 6 and 11 of the Salisbury Neighbourhood Plan, saved policies S1 and H7 of the Salisbury District Local Plan and the aims of the NPPF. Therefore, planning permission and listed building consent should be granted for the development.

RECOMMENDATION

Approve with conditions

For Planning permission ref: PL/2025/04542

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:

Site Location Plan Date Received 19.05.25

DWG No: 1556/04 Rev A Proposed Cross Section Date Received 22.08.25

DWG No: 1556/03 Rev A Proposed Glazed Link Plan Date Received 22.08.25

DWG No: 1556/07 Rev A Proposed First Floor Landing Area Date Received 22.08.25

DWG No: 1556/06 Rev B Proposed Front Elevation and Cross Section Elevation Date Received 10.10.25

DWG No: 1556/08 Rev B Proposed Street Elevation, Pier and Door Section and Proposed Part Plan Date Received 10.10.25

DWG No: 1556/05 Rev B Proposed Floor and Roof Plans Date Received 29.10.25

Flood Risk Assessment and Flood Evacuation Plan undertaken by Aegaea Dated January 2026 Date Received 02.02.26

Ecological Impact Assessment undertaken by Halpin Robbins v3 Dated September 2024 Date Received 19.05.25

Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC Date Received 08.08.25

Heritage Addendum Statement undertaken by HCUK Group Date October 2025 Date Received 10.10.25

Clarke Saunders Acoustic Report Dated April 2025 Date Received 19.05.25

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

3.Prior to the commencement of the development hereby permitted, details of secondary glazing to be installed to all windows facing Blue Boar Row in accordance with the recommendations of the Clarke Saunders Acoustic Report dated April 2025 and; a scheme for the installation of mechanical ventilation for all habitable rooms within the dwellinghouses hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved secondary glazing and mechanical ventilation shall be fully installed prior to occupation of the dwellings hereby permitted and maintained at all times thereafter.

REASON: In the interests of amenity and to ensure the creation/retention of an environment free from intrusive levels of noise.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the ground floor of 47 Blue Boar Row shall be used solely for purposes within Class E (e) of the Schedule to the Town and Country

Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or reenacting that Order with or without modification) and for no other purpose within Class E, and the first and second floors shall be used solely for purposes within Class C3 (residential) use.

REASON: The proposed use is acceptable, but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

5. 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: In order 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 in accordance with NPPF guidance.

6. Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E4 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved and to avoid illumination of habitat used by bats.

7. The residential units hereby approved shall be designed to ensure they do not exceed 120 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

8. 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.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017 and Core Policy CP69 of the Wiltshire Core Strategy.

9. 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 recreation

pressure arising from the development has been submitted to and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

10. The development hereby permitted shall be carried out in strict accordance with the Flood Risk Assessment and Flood Evacuation Plan undertaken by Aegaea dated January 2026. The mitigation measures as outlined shall be fully implemented prior to occupation of the development and shall be retained and maintained for the lifetime of the development.

REASON: To ensure the development is flood resilient.

INFORMATIVE TO APPLICANT:

1. 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
2. In regard to condition 8, evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.
3. In regard to condition 9, evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.
4. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken

to be the period between 1st March and 31st August but some species are known to breed outside these limits.

5. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

For listed building consent ref: PL/2024/04909

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Site Location Plan Date Received 19.05.25

DWG No: 1556/04 Rev A Proposed Cross Section Date Received 22.08.25

DWG No: 1556/03 Rev A Proposed Glazed Link Plan Date Received 22.08.25

DWG No: 1556/07 Rev A Proposed First Floor Landing Area Date Received 22.08.25

DWG No: 1556/06 Rev B Proposed Front Elevation and Cross Section Elevation Date Received 10.10.25

DWG No: 1556/08 Rev B Proposed Street Elevation, Pier and Door Section and Proposed Part Plan Date Received 10.10.25

DWG No: 1556/05 Rev B Proposed Floor and Roof Plans Date Received

29.10.25

Flood Risk Assessment and Flood Evacuation Plan undertaken by Aegaea
Dated January 2026 Date Received 02.02.26

Ecological Impact Assessment undertaken by Halpin Robbins v3 Dated
September 2024 Date Received 19.05.25

Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC
Date Received 08.08.25

Heritage Addendum Statement undertaken by HCUK Group Date October
2025 Date Received 10.10.25

Clarke Saunders Acoustic Report Dated April 2025 Date Received 19.05.25

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

3. No repairs to the historic fabric including, but not limited to: the existing roof structure, roof coverings, internal structural elements, concealed areas such as the sunken bath, shall commence until a written schedule of works, and specification for their proposed repair has been submitted to, and approved in writing by the Local Planning Authority. The repairs shall thereafter be carried out strictly in accordance with the approved details.

REASON: To ensure that all repairs are appropriate, sympathetic, and preserve the special architectural and historic interest of the listed building.

4. All existing historic fire surrounds, hearths, and any historic panelling within the building shall be retained and repaired in situ, unless otherwise agreed in writing by the Local Planning Authority. No removal or alteration of these features shall take place without such prior written approval.

REASON: To safeguard features of architectural and historic interest that contribute to the significance of the listed building.

5. Prior to the commencement of any works affecting internal doors or architraves, a detailed doors schedule (linked to a room numbered plan) shall be submitted to, and approved in writing by, the Local Planning Authority. The schedule shall identify each existing door and its architrave, and provide an explanation of the proposed changes.

A schedule (linked to a room numbered plan) together with drawings (at a scale of 1:10) of any new doors and their associated architraves, new skirtings or panelling, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in full accordance with the approved schedule and details.

REASON: To ensure the proper identification, retention, and appropriate treatment of historic doors and to secure high-quality replacement joinery where required, preserving the special interest of the Grade II listed building.

6. No development shall commence on site until details (i.e. a large scale floor plan with the joists marked) of the proposed drainage and plumbing runs have been submitted to and approved in writing by the Local Planning Authority so that the implications for the historic timbers can be fully understood. The development shall be implemented in accordance with the

approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and potentially impacts on historic fabric that contributes to the interest of the listed building.

7. No works to the new shopfront, or the proposed link extension, shall commence until the proposed materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before these elements of the development commence in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area; and the historic significance of the Grade II listed building.

8. The works to the first-floor rear room shall be carried out in accordance with the approved plans and heritage statement addendum by HCUK Group Dated October 2025 in that:

- The existing cupboard shall be retained in situ with its interior lined out only;
- The fireplace shall remain unaltered; and
- The panelling on the side wall shall be carefully removed, the wall insulated, and original panelling reinstated in its existing configuration and detailing.

There shall be no variation to these works, including alteration to the cupboard, fireplace, panelling or reinstatement methods, shall take place unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the preservation of historic features and the special architectural and historic interest of the Grade II listed building.

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ENQ/2025/00176

Site: 47 Blue Boar Row, Salisbury

Proposal: Residential conversion with retention of shop at ground floor level

Officer: Jocelyn Sage

SUMMARY – proposals, consents required, headline conclusion

Scope of comments: the following comments relate to the **built historic environment**.

Site and assets considered:

47 Blue Boar Row is a grade II listed building sited within a medieval burgrave plot. The list description principally describes the 'front' 18th century building and reads as follows:

'C17/C18 altered. 3 storeys with rendered front. Moulded band over first floor. Moulded cornice and parapet. Chamfered quoins. 4 windows to upper floors, sashes, no glazing bars in architrave surrounds with cambered heads, stepped keystones. Modern shop front. To rear of shop fine C18 staircase open string, turned balusters, swept moulded handrail. Remains of C17/C18 coffee house to rear, some panelling.'

Nos 41 to 44 (consec.) with the Blue Boar Inn and Nos 45 to 51 (consec.) form a group.'

It is clear that the site is a complex one and that the earliest structure on the site dates to the 17th century and is sandwiched within later elements of building. Wiltshire Buildings Record, who previously visited the site, provided a speculative phasing plan (they would have viewed it at a time when much of the interior was fitted out).

47 Blue Boar is located on the north side of the Market Square in a prominent visual position and is flanked by listed buildings. As the list description notes, it forms part of a group and as such, its position and relationship with the other buildings in the group, contributes to its interest.

Blue Boar Row is also within the City of Salisbury conservation area, for which there is an adopted appraisal. Blue Boar Row forms one side of the Blue Boar Chequer. At 7.39 the document notes:

'Blue Boar Chequer is perhaps the most complex in terms of its survival of historic buildings and the sheer density of development behind the facades. Virtually the whole chequer has buildings on it, with the exception of narrow alleyways, lanes and small courtyards and a service yard to provide access. There is some of the best survival of medieval plot division and a very fine grain to the built form. However, this is not reflected on the principal frontage to the market place where plots have been merged with single buildings; combining earlier plot divisions. At either end of the market place facades buildings are of a finer grain more reflective of the earlier plot divisions.'

And

'here is an almost uninterrupted building line to the entire chequer with very few gaps or openings other than alleyways, courtyards and a service yard to the department store'

Blue Boar Row makes a significant positive contribution to the character of the conservation area in view of the quality and historic interest of the buildings, that the width of some of the premises reflect the medieval burgrave plots, that it forms one side of an important public

space, namely the Market Square, and, in respect of number 47, faces towards The Guildhall and the war memorial.

In respect of the principal elevation of number 47, the shop front and fascia is modern and of no interest. In its current condition, it detracts from an otherwise attractive building and the row of shops along Blue Boar Row.

Policy:

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. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy 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 214-16 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 should 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.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

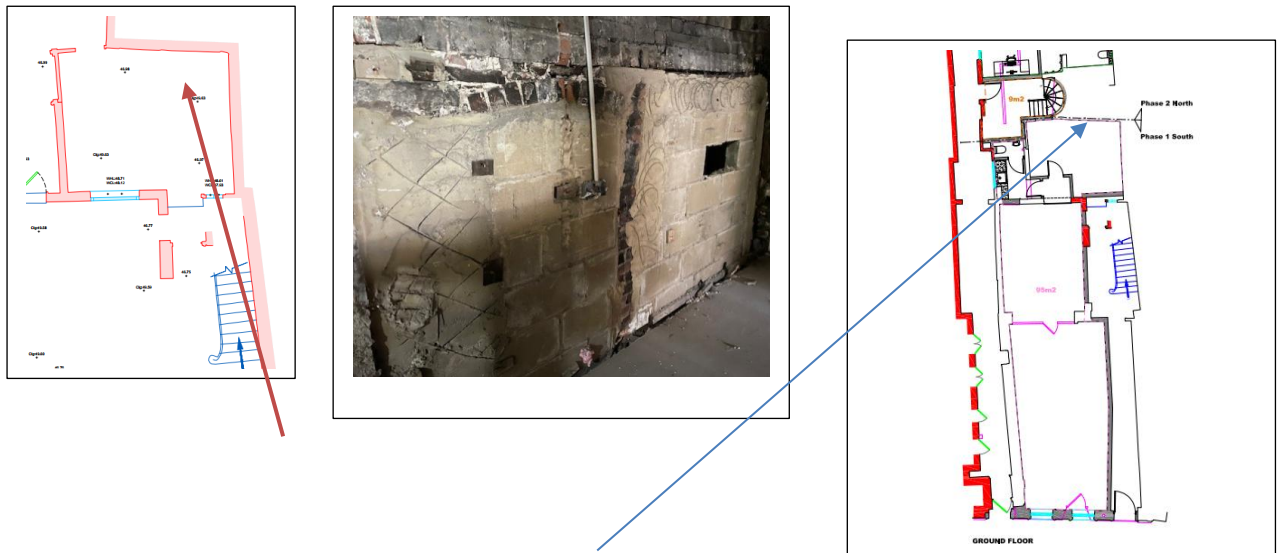
Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

The proposals as presented together with MY assessment

Ground floor front building

The proposal is to retain a commercial unit and create a new hallway to access the stairs leading to the upper floors. I have no concerns about this, however, there is an attractive cornice in this space (now revealed as a result of uncovering work). I would wish to see this retained and replicated along both sides of the new partition wall.

At site we saw the 'back' of the large masonry stack which had been rendered over. The ceiling in this area was lathe and plaster (well just the lathes as I recall) but with a lower modern ceiling (now removed but with the timber joists still in situ). On the existing plan it is this area:



The heritage consultant's phased plan which was given to us at site (usefully coloured to show the units) indicates that this is retained in the commercial unit. I don't think this is clear from the proposed plans (what does the pink line denote? Elsewhere it is used to show a demolished partition?). In view of what is revealed ie an original hearth and stove, I would hope that this wall could be sensitively repaired and perhaps the opening reinstated etc. Certainly more information on the treatment of this elevation is sought in due course.

In terms of the impact on the elevation, we have been provided with a historic photo that shows the chemists shopfront with a deeply rusticated ashlar ground floor of 4 arches (which correspond with the windows on the upper floor). The developer is suggesting that they wish to replicate this, with the RHS arch becoming a door (to the flats above). The heritage statement claims

'At street level, the proposed restored historic period shop front will offer a direct and strong heritage and public benefit to the aesthetics of this area.'

I would concur and support this approach.

First floor front building

As we noted on site, this is accessed via the existing historic staircase. We noted that the staircase is lined with a dado, interrupted where there is a door at the half-landing. The doorway is arched and presumably original. A future application should provide elevational details of both sides of this wall to show how the opening would be blocked (ie whether the dado rail is replicated or if the doorway is left as a legible feature etc).

The first floor front becomes a 2 bed flat with a new link through to the second bedroom and ensuite. I think that this proposed addition is acceptable in terms of its impacts and a sensible approach to addressing Building Control issues around the staircase. The new opening would involve altering two existing windows. Provided that the proportions of the southern window are retained, and the detailing of the chamfered arch taken down to floor level, then I raise no objection.



We also noted the 'sunken' bath, which isn't mentioned in the existing report. I would ask that this is added into the report and also, that a future application, makes clear that it is retained.

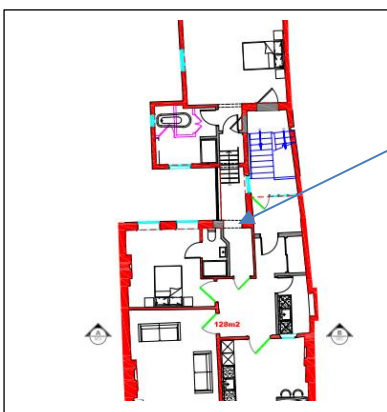
I should also like to remind myself of the quality of the panelling treatment in the rear room (my 'A' on the above plan). There is a fitted cupboard which is not shown on the existing floorplans but we could see that the panelling survives at the back of the panelling.



And to be clear, I am assuming, unless it is otherwise specified, that all the fireplaces and surrounds are retained and repaired.

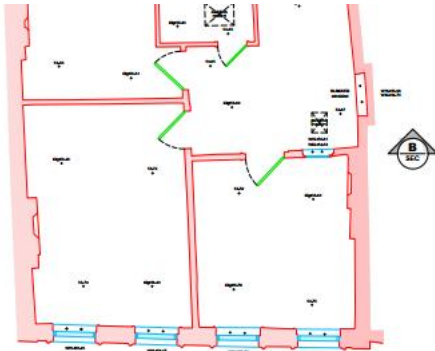
Second floor front building

Accessed via the existing stairs, this is another two bedroom unit, replicating the first floor layout and also relying on a new link structure. Unlike the first floor, the section drawing we were provided with at the site visit, suggests that a window will need to be blocked and a new opening created, although the existing plans suggest that an existing window is converted?



In the rear bedroom of this element, we noted that the walls, ceiling and roof structure were modern replacements, and indeed the plasterboard from the rear wall had been removed, helpfully providing access to the rear of the building.

On my original notes, I have made a note saying 'What is this? Fireplace?' and this relates to the feature below on the plans. My recollection from the site visit is that this is a blocked window?

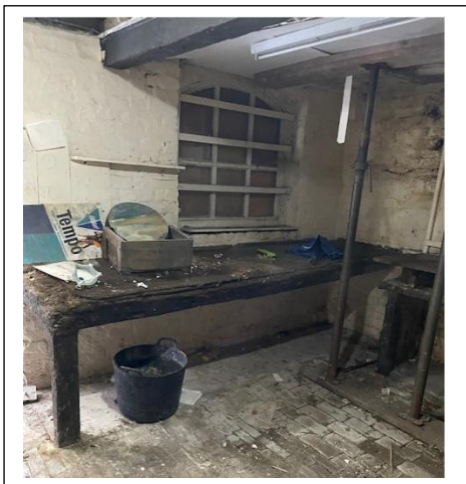


Again, the same issues re services and noise/fire compartmentalisation.

Rear 19th century 'store' building

As we witnessed at site, the rear wall is covered in scaffolding which I believe is also propping the building.

The ground floor of this building is interesting. It retains its brick flooring and large wooden work benches which are of some interest. The staircase in the centre of the room is modern and not of interest.

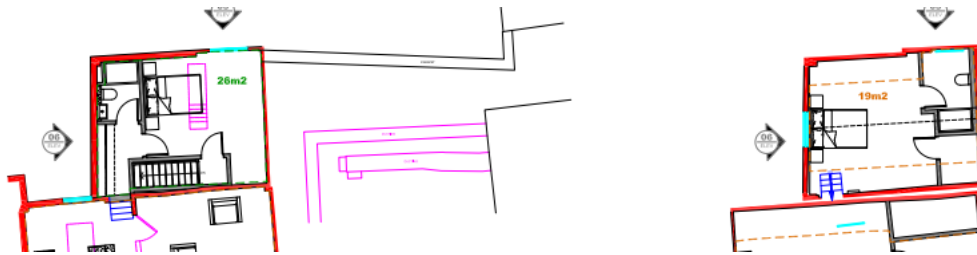


The ground floor of this unit provides the kitchen and living room with a small study and utility room/WC. If the kitchen were moved to the rear of the building ie where they propose the sitting room, could not the benches be retained and repurposed? Also, in this area, they could retain some of the historic paving in this space.

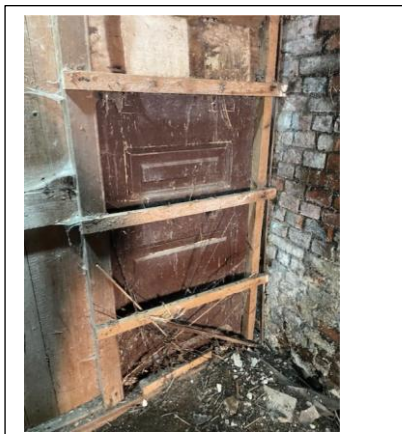
A new staircase is inserted and at first floor, there is a bedroom and WC. (In respect of the external treatment – I would wish to see the existing storage character retained ie the large full-height opening).

At second floor, there is a further bedroom but no indication on the proposed plans as to how this is accessed! I'm wondering if they have mistaken the second floor (which I think is

accessed off the former coffee shop) for the first floor, which can only be accessed via the staircase in the middle of the ground floor room.



Note: in this area the heritage consultant and myself noted what appears to be a bit of panelling used as infill on the ground floor. We suspect that this may be an 18th century door re-used. It would be great if this could be salvaged (I appreciate it is a fragment of the door). It could inform a new door to the residential units at the front of the building?



‘Middle’ unit ie including the 17th century timber-framed element

The external staircase is removed – to which I have no objection and a new entrance and staircase is formed at ground floor level (although this unit is at 1st and 2nd) . The new staircase follows the line of the existing newel staircase. The existing staircase is of considerable significance and fragility, and as such, clear details will be to be provided of this new work, including sections.

At first floor, there is a living room, kitchen and WC. The proposals show the entire wall down the centre of the two spaces, removed. I would not support this. Whilst I acknowledge the argument posed by the heritage consultant, that this is likely a later wall (WBR said 19th century) and we could see that it did not line up with the significant beam above (and that the room was ‘unbalanced’), it is still a wall on which there was originally the panelling (which now languishes within this space). We talked about an enlarged opening rather than the loss of the entire wall, and indeed, it might be possible to have pocket doors or similar, that could utilise the panelling and provide a means to separate the two spaces if so required.

We also noted the issue of light (the principal reason for wanting to remove this wall). There is only one small’ish ‘clerestory’ light in the seventeenth century timber framing. I was unclear if there is a building on the other side of this wall and to what height? Perhaps another high level window could be introduced?

As discussed at site, I would expect the panelling to be reinstated. I said I would provide the heritage consultant with any photos I have of the panelling in situ. That said, the panelling is clearly re-used in this context, as is typical of panelling.

The newel stair (lined with sloping lime plaster walls) leads up to the attic storey. This becomes a bedroom with en-suite. There will be considerable work here (to remove the rather clumsy propping) and the applicant should be aware that details will be needed. The walls would need to be replastered using lathe and plaster and I would want to better understand the impact of introducing services/drainage for the en-suite (and also how it would be ventilated). The floorboards are of some significance, as well as the treads of the stairs. Details of how these will be treated will be required at application stage.

‘Stable/storage’ building (free-standing at the rear)

This structure borders number 46 Blue Boar Row.

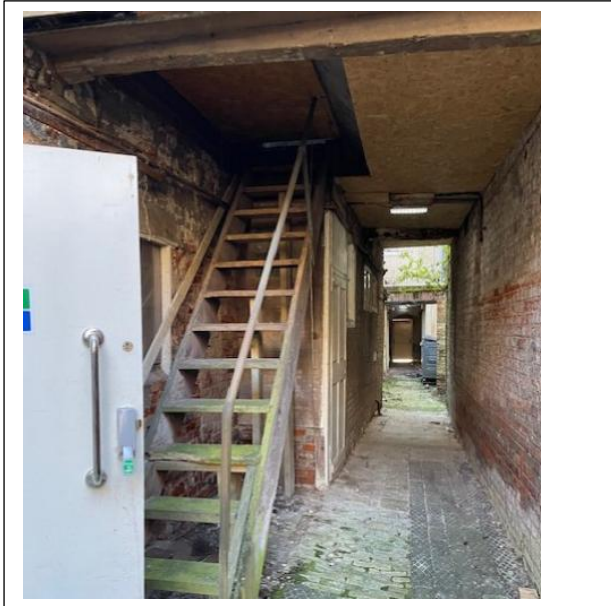
The condition of this building is concerning and certainly extensive work is required in respect of the party wall.

The proposal is to create a two bedroom unit, with the bedrooms on the ground floor and the living room/kitchen at first.

I understand the trusses are to be retained and the walls repaired. The existing staircase/ladder is replaced with a new staircase, to which I have no objection in principle. The rear lean-to structure is demolished and replaced with a new structure. Again, I have no objection in principle.

My only other comment would be the flooring. As we witnessed at site, the external spaces have a mixture of traditional flooring treatments. These form part of the character of the spaces and an appreciation that these buildings were former outbuildings etc. I would like to

see the historic flooring retained (or rather relaid) in part of the building, - the hallway and downstairs WC would seem to be the most obvious spaces.



Consideration should be given to treatment of surfaces ie retaining some of the historic flooring, even within new units

Single-storey new build

This is to be located within the roofed rear area. The roof is not of significance being a 20th century covering of what was probably an open space, but previously had some structures. The walls are to be retained and a structure built within the centre. We have no design details but I have no objection in principle.

Conclusion

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

There is heritage benefit from achieving the optimum viable use of the building and securing its future maintenance. On balance therefore the impact of the proposals will be positive overall and the requirements of current conservation legislation, policy or guidance are considered to be met and there is unlikely to be any objection to the proposals.

I support the principle of the residential conversion of this building/s and I have no objection to the proposed new build element. I have known this range of buildings since 2005 and they have been in a poor condition for that time. I therefore welcome a scheme that proposes their repair and rehabilitation.

The scheme seems to be, on the whole, sensitively conceived. My concerns are that the application details propose two phases with phase 2 being the rear range of buildings. These buildings, well certainly the central portion, are historically important and in a very poor

condition. I would not wish to see their repair postponed for even a year, because, as the heritage report notes, they are in a parlous state.

As such, we discussed at site the need for listed building consent for repairs so that we can agree the methodology and discuss the extent of repair or replacement fabric. Whatever the application route (standalone LBC or accompanying a planning application for the whole 'package' of work), a report from the structural engineer will be required together with annotated plans and elevations (as required) and a methodology for each area of repair, together with marked up plans.

I have also suggested areas of the building that I would like to see better considered, so that more of the character and historic fabric of the building can be retained.

In terms of other information, I would like:

- To see the heritage report updated if the heritage consultant has excluded anything that is now apparent (ie as a result of further visits etc);
- In addition, I would expect a future application to be accompanied by a Heritage Impact Assessment, ideally on unit by unit basis (and to this end, could we please have a proposed plan with the different units highlighted in different colours?);
- A roof plan (annotated with the roof covering material);
- More detailed drawings at a greater scale and including elevations (internal and external);
- A 'features' schedule linked to each room ie fireplace, door (historic or not etc)
- A greater understanding, or 'fleshing out' of the Building Control implications ie in particular what will be required in terms of noise and fire separation between the flats in the front building.
- Schedule of works per room (although we could condition this).

Suggested future condition: prior to works commencing, but after the initial strip out (much of which has already happened) – that a comprehensive photographic survey is taken of the building before the conversion works conceal the historic walling/flooring etc.

Informative to applicant: that the panelling and stair treads/floorboards (newel stairs – lifted to investigate the superstructure) should be carefully stored during the course of works and reinstated in due course.

Jocelyn Sage

ADDENDUM – WBR phasing plan

