

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01823
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Flat 1A Church House, Crane St Salisbury
DESCRIPTION OF WORKS:	Internal alterations to first floor flat (south block)
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Church House is a grade I listed building in the Salisbury City Conservation Area. The site is bounded by listed buildings on Crane St to the east, the river Avon to the west, and the northwestern buildings of The Close to the south (Hemingsby and the Close Wall are adjacent, both grade I). The building is described in detail in RCHME Salisbury Vol 1 ([Crane Street | British History Online](#)).

The heritage impact assessment describes the building as:

Church House is a Grade I listed building of exceptional architectural and historic interest as a good surviving example of 15th century hall house and for its evolution over the centuries from domestic living to a workhouse and most recently to offices of the Salisbury Diocese.

In the simplest of terms, the site comprises the stone and timber-framed C15 hall house and porters lodge that form the northern range; the C16 western range facing the river which was substantially reworked in the C19; and the southern range, a three storey red brick building dating from 1728 that was a replacement workhouse (on the same site), all around a courtyard. Converted to an Archdeacon's dwelling late C19, the southern range's upper floors became flats in the 1960s, while the ground floor has recently gained permission for the same. This application relates to the first floor flat.

The list entry for the building, for means of identification purposes only, provides the following description (28/02/1952):

CRANE STREET 1. 1594 (South Side) Nos 99 & 101 SU 1429 NW 3/63 (Church House incorporating Audley House) 28.2.52. GV 2. A group of buildings round a courtyard dating back in part to C15. Alteration in C18 and in 1887 particularly west river front by Crickmay of Weymouth. Crane Street front of North block C15, altered. 2 storey, ashlar stone. Old tile roof. This street front is an unsymmetrical composition with a large 4-centred, moulded and splayed arch to the left hand of centre with small 2-light casement window with drip mould over. The archway has a contemporary oak double door with tracery and studding. To the right hand of the archway - 2 8-light moulded stone mullioned and transomed windows, the upper lights with tracery lighting the Hall which is the whole height of the building. To the right hand of these 1 small 2-light window on each floor with tracery and drip moulds, and a small gabled tile hung dormer over. The gabled end of the west side of the courtyard projects with overwalling 1st floor, tile hung, and a chimney shaft to the left hand. To the left hand of archway 2 C18 windows have been inserted on the 1st floor and one on the ground floor. The glazing bars of ground floor windows have been removed. South elevation of North Block. C15 with C19 restorations. Flint with ashlar

stone dressings. Old tile roof. 1 3-light gabled dormer over archway. 1 2-light moulded stone mullioned windows with drip mould over at 1st floor. To left hand of archway 2 8-light mullioned and transomed windows corresponding to those on north elevations. At right angles to the Hall, C15-16, 2-storey ashlar stone wing with tile hung gabled end with one 4-light moulded stone mullioned and transomed window. On west elevation of this wing - one 4 light moulded stone mullioned and transomed window at 1st floor and one 4-centred arched doorway (C16) on ground floor. In the angle between this wing and the Hall is a 2-storey angular bay with hipped old tile roof. 5-light moulded stone mullioned, traceried window at 1st floor. 12-light moulded stone mullioned and transomed window - the top lights with tracery on the ground floor. East elevation of West Block. West side of courtyard. C15-C16. 2 storey and attic. Brick with projecting plinth and moulded stone band at 1st floor level. Old tile roof. 3 hipped dormer windows. One 3-light window with moulded oak mullions one central rectangular, one-storey bay on brackets and 2 4-light moulded oak mullioned on 1st floor. The bay has 8 lights on front and 2 on each side with moulded oak mullions. The lights in the bay and the 4-light windows have been glazed with plate glass. 5 irregular windows and 2 doors on ground floor - 4 6-light moulded oak, mullioned and transomed windows and 1 4-light all with modern leaded lights. Both doors have modern moulded and splayed door surrounds with 4 centred arches over. West elevation of West Block Extends along the river - C15-C16, 2 storey and attic, brick tile hung gables and old tile roof. Stone mullioned windows on ground floor and half timbering, irregular windows to upper floors. All this front rehanded by Crickmay. South block - north elevation The range was built in 1728, recasing range added to house in 1637, on conversion to a workhouse. 3 storey, brick, projecting plinth. Stone bands at 1st and 2nd floor levels. Windows have stone cills and keystones moulded and coved eaves cornice. Hipped old tile roof. 9 windows on upper floors. 6 windows and 2 doors on ground floor. Double doors in moulded architrave surround - each door 3 panels with flat moulded cantilever hoods with deep mitred cove under. Audley House was originally the house of Webb, a cloth merchant. The south block was a 'hospital' for old men. Interiors: the hall has a roof with collar beams on thin arched braces, tracery above collars and 2 tiers of windbraces. Wall posts rest on stone demi-figures of angels with shields, one with merchant's mark. Reset massive chimney piece. Another reset with cusped quatrefoils in entrance room to front and again in ground floor room of west range. Only chimney piece in original position in the solar, lintel with 3 very large quatrefoils. Elizabethan ribbed plaster ceiling. Very picturesque building.

Nos 87 to 101 (odd) form an important group.

Listing NGR: SU1416229803

RELEVANT PLANNING HISTORY

PL/2024/11636 (FUL) & PL/2025/00276 (LBC) Change of use of offices to residential etc approved 31/10/2025

PROPOSAL

Internal alterations to the existing first-floor flat within South Block (Flat 1A). An ensuite and cupboard, between bedroom 2 and the stairwell, are to be altered so that a wc can be fitted within the enlarged cupboard space that is accessed directly from the central lobby. Partitions in the

kitchen/dining and study space are to be altered or removed. The dressing room accessed through bedroom 1's ensuite is to become a small bedroom with new access from the lobby.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Salisbury City Council – *"no comment"*.

Historic England – *"Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>"*

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its

setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

A site visit with the agent was undertaken on 15th April 2026.

The application provides a Heritage Impact Assessment focused on the works of this application and refers to the detailed Statement of Significance produced by the same consultant to inform the earlier conversion applications. Historic plans show that extensive works were carried out in the areas affected by this proposals in 1969, when the staircase was replaced in a different orientation. At the time of that application, the ensuite/cupboard space was a corridor with a locked door at its northern junction linking the lobby with the west range. Specific details of the corridor opening into the lobby are unknown and no door was indicated on the 1969 plans, but since formation of the cupboard it has been framed by an architrave of identical moulding to the other doorways of the lobby and painted to match the walls rather than the other joinery. The cupboard doors are similarly painted and clearly modern additions.

In order to provide sufficient space for the wc, the cupboard needs slight enlargement. The small ensuite will be revised to provide some of this, with its door slightly relocated, while the rest will be obtained by extending the former corridor space approximately 400mm into the lobby with a stud wall and new doorway. The existing cupboard architrave will be reused as a standard door architrave, and a new four panel door installed.

The work would cause no loss of significant historic fabric – the stud between ensuite and cupboard is modern, the joinery of the cupboard is all modern. The doorway into the ensuite is modern, and not in the position indicated in 1969, along with a number of other inconsistencies indicating later work that is not recorded. Moving this doorway would appear to impact an older partition but the degree of impact and level of significance is considered to be negligible. The impact on the character of the lobby raises no concerns – the existing space has been significantly altered by removal of the original central masonry wall in the later C20 and the cupboard arrangements; the space is not symmetrical nor of any planform or design intent.

The existing cupboard/ensuite occupy an historic corridor, and its legibility is already lost other than by reference to historic plans. The works will not cause any harm in this respect.

Works to partitions in the kitchen-study area only affect fabric in non-historic positions that postdates the 1969 scheme and raise no concerns. The blocking of a 1969 opening between the

ensuite and dressing room, and formation of a new doorway in its post-1969 northern wall are similarly uncontentious – these have already been carried out and the application seeks to regularise these. The reuse of the historic kitchen door (already reused in its current position) is welcomed for improving the character of the lobby.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

The proposed works would cause no harm to the character and significance of the listed building or its contribution to the conservation area, in accordance with the aims of sections 16 and 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Conditions

LB 3 years

Plans/docs