

13 May 2026

Dear Sir,

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

Application No:	PL/2026/01936
Proposal:	Schedule 2 Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order (as amended) 2015 for change of use of Class E space to form 4no. apartments
Location:	DUNNS HOUSE, ST PAULS ROAD, SALISBURY, SP2 7BE
On Behalf Of:	Mr A Mozes

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will be required** in respect of the flooding risks in relation to the building, the transport impacts of the development, particularly to ensure safe site access and impacts of noise from commercial premises (the retained ground floor office use) on the intended occupiers of the development.

This prior approval is granted subject to the following condition(s):

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

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

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

Location Plan ref DHS.LP dated 6th Oct 2025
Block Plan ref DHS.01.BP.SP dated Oct 2025
Proposed Ground floor plan (Retained as Offices) ref DHS.01.PR.01 dated Sept 2025
Proposed First floor plan ref DHS.01.PR.202 dated Feb 2026
Proposed Second floor plan ref DHS.01.PR.203 dated Feb 2026
Proposed Third floor plan ref DHS.01.PR.204 dated Feb 2026
Proposed Fourth floor plan ref DHS.01.PR.205 dated Feb 2026
Proposed Elevations (no changes) Left and Right Side ref DHS.01.PR.06 dated Sept 2025
Proposed Elevations (no changes) Front ref DHS.01.PR.07 dated Sept 2025
Proposed Elevations (no changes) Rear ref DHS.01.PR.08 dated Sept 2025
Proposed Site Plan ref DHS.01.PR.SP 204 dated Mar 2026
Schedule of Accommodation for Dunns House received 10/10/25
Planning Statement by Allen Planning Ltd dated 19th March 2026
Flood Risk Assessment by Innervision Design Ltd dated March 2026

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

3. The residential development on the upper floors hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been provided in full and made available for use, upon submission of any necessary separate planning application/s in that behalf. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

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

4. There shall be no installation of any external mechanical plant (including building services plant) in relation to the ground floor Class E (g)(i) office use (or any subsequent use falling within Class E) without prior consent from the Local Planning Authority upon submission of any separate planning application/s in that behalf.

Reason: To secure appropriate levels of amenity for the residential occupiers of the upper floors of the building.

5. The change of use of the upper floors to C3 residential use hereby approved shall not commence until the recommendations contained in the Management of Flood Risk Section 6 of the Flood Risk Assessment by Innervision Design Ltd dated March 2026 have been implemented in full on the site, following submission of any necessary planning application/s in that behalf. Evidence of the implementation of the measures shall be submitted to and agreed in writing by the Local Planning Authority before the C3 use commences. The agreed measures shall remain in situ for the lifetime of the residential development.

Reason: To ensure safe access and egress to the building for residential occupiers during times of flooding, as the site lies within Flood Zone 3.

INFORMATIVES

Operational Development

With reference to Conditions 3, 4 and 5, Class MA does not permit or authorise operational development. The applicant will need to secure any separate planning permission/s for any operational development required in association with the change of use including external plant, flood resilience measures and covered cycle parking/storage.

Habitat Regulations Reg 77

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

Yours faithfully

Head of Development Management