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28th May 2026

Mr Andrew Minting
Wiltshire Council
Bourne Hill
Salisbury
SP1 3UZ

Dear Mr Minting

Re: Planning Application - PL 2026.01955

The Salisbury Civic Society's Development & Planning Committee discussed the retrospective application for insertion of a metal spiral staircase at the Grade II* Old Manor House, Milston, at its meeting on May 5th, and it was unanimously agreed to lodge an objection.

The design of the staircase is clearly not appropriate for the 17th-century house, and though the documentation makes no reference to the process of removing part of a ceiling to insert it, it seems very probable that historic material was lost in the process. It is also the case that the provided floor plan shows two bathrooms at the same level as the bedroom from which the staircase starts, making it unclear why it was deemed necessary to provide access to a bathroom on the floor above.

According to the NPPF, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. Such harm would certainly seem to have occurred here, and it is not possible to identify any public benefits. The exceptional Grade II* status of the house makes the need to provide justification for any harm even greater.

The Civic Society can only reach the conclusion that the staircase and its impact have in no way been justified and given its long track record in seeking the appropriate treatment of listed buildings in its area, its opposition to the application is inevitable.

Yours Sincerely



Paul Stevens, BA Hons, Dip Arch, RIBA
Acting Chair, Civic Society Development Committee