

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01737
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	37 Silver St, Salisbury SP1 2NG
DESCRIPTION OF WORKS:	Replace felt roof and insulate
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

37 Silver St is a grade II listed building in the centre of Salisbury, facing the Poultry Cross (grade I and Scheduled) and surrounded by listed buildings. The list entry covers two interconnected buildings, the façade of the other is now part of the shared fire escape to the rear and retains its historic front elevation with a modern shopfront facing east along the south elevation of Butcher Row. The application relates solely to the Silver St building.

The heritage significance of the building lies in its age and architectural qualities, now largely confined to its C18 front elevation and form, and its notable C19 first floor display window. From the historic photographs and fabric of the roof structure, this appears to date from the second quarter of the C20. There are no historic internal partitions surviving in the building facing the Poultry Cross, there are steels in the first floor and a C20 concrete stair core at the rear in the junction with the east facing part of the building.

The list entry, for means of identification purposes only, provides the following description:

SILVER STREET 1. 1594 (South Side) No 37 SU 1429 NW 3/565 GV II 2. Late C18 altered front to Silver Street. 2 storeys painted brick. Modillion wood cornice, parapet with coping. First floor windows replaced late C19 by nearly full width tripartite display window the centre taller, in reeded pilaster frame, frieze and dentil cornice over each broad light. Modern shop front ground floor. The property also has a front at right angles to New Canal facing east. Late C17 origin altered late C18. 3 storeys painted brick, moulded brick cornice, parapet with coping. Moulded band over first floor. 3 symmetrical windows to upper floors, flush architrave framed sashes, later glazing with stucco keystones over. Early C20 shop front ground floor. Interior of this part has attic stair with closed string and splat moulded balusters.

Nos 37 to 41 (odd) form a group.

Listing NGR: SU1439429930



Officer's photo, 2022



1924. NB White area of roof behind parapet in centre of image. This seems most likely to be a shallow slate roof.



1953 A large presumably glazed section forms the rear/south part of the roof, surrounded by a variety of flat sections.



2026 (applicant) All of the roof has a felt covering. More photos on file.



2026

RELEVANT PLANNING HISTORY

Many signage applications on file.

S/2007/0369 Alterations to shopfront. Refused.

18/05841/LBC Installation of new fascia sign and projecting sign. Redecoration of shop front, window frames, high level cornice and brickwork to upper floor. Repairs to restore damaged and missing timbers. Approved

PL/2026/01951 & 02128 Proposed formation of new first floor access, alterations to existing shopfront to accommodate new doorway. Approved 21/05/2026.

PROPOSAL

Replacement of the felt roof covering and incorporation of insulation.

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).

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, and the setting of other listed buildings. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Salisbury City Council – “no comment”

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.

The proposal affects only the roof of the building. This is a C20 welded steel structure with later coverings and water-damaged fibreboard internal lining. The first floor room is open to the roof. The replacement covering proposed is the Kingspan Quadcore insulated roof panel system, a 150mm thick moulded steel panel incorporating insulation and a white internal finish. This can be installed directly on the existing metal roof frame. The character of the first floor room would be unaffected by the work and the external appearance, while very slightly raised, would have no adverse impact on the character and appearance of the building. The work would be unseen from street level.

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?	NA
(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, nor to the setting of other heritage assets surrounding the site, in accordance with the aims of section 16 of the Act and the NPPF. The character and appearance of the conservation area would be preserved, in accordance with the aims of section 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Conditions

LB 3 years

Plans/docs