

Wiltshire Council Planning Consultation Response

26 June 2026

Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation
(South/West)

Officer's Name: Joe Richardson
Officer's Title: Senior Planning Officer

Application No: PL/2026/02983 (LBC) and PL/2026/02709

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
47 Blue Boar Row, Salisbury, SP1 1DA

Please find following comments in respect of the above application(s).

Recommendations:

☒	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Summary

I am generally supportive of works to this building which is in a poor condition and has deteriorated significantly since 2003. However I have reservations about elements of the proposals, not least because there is so little detail. Not only are the drawings at an insufficient scale (a point I made previously), there is no detail on how various surfaces (all of which have a different character and degree of interest) are to be treated. There are also proposals that I raised concerns about at the site meeting.

New 'stable' to the rear. No objection to its demolition and replacement, however, I have reservations about the design and proposed materials.

Unit 2 (central core)– ground, first and attic. The most 'interesting' elements of this building. The application lacks detail and includes elements I said I would not support at the site visit. Replacement of the timber structure is likely to be extensive, therefore recording conditions are an imperative.

Unit 3 (rear warehousing)– ground, first and second floor unit. No objection but certain features should be reconsidered

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

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.

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.

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Site and assets considered:

47 Blue Boar Row is a grade II listed building sited within a medieval burgage 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 burgage 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.

Proposal and assessment:

Phase I has already been granted consent and deals with the 'front' building (facing the Market Square) at ground first and second floor.

The current applications (phase 2) address the buildings to the rear which are more problematic in terms of their form and repair needs.

The planning statement sets out in more detail what is proposed. Essentially there are three residential units proposed:

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'.

Structural documentation

The application is supported by a structural assessment (AWA dated 20/4/2026), as well as separate structural drawings of the condition of the building and some technical repair proposals.

Unit 4 proposals

In summary, the engineer concludes:

'The structure, as a whole, is in very poor order indeed, is of low build quality and apparently of very little historic merit. Any scheme to retain the existing fabric would need additional structure to give the necessary structural robustness and would be likely to involve installation of additional lining walls, insulation and re-roofing. Given the scale of this intervention and the poor condition of all the extant fabric, it really would make sense to re-build the whole building utilizing, where possible, the existing materials.'

In conclusion, this low-quality building of low historical merit is in very poor condition and to return it to use would require significant re-building and extensive repair work as well as upgrading nearly every aspect of the structural fabric'.

Pertinent to this building, the heritage statement says (at 4.26):

'The underlying building fabric is also of interest. Different materials – timber framing, brick, stone – give evidence different craftsmanship and architectural technologies over time, all contributing to special interest.'

Evidence for the above conclusions (ie demolition)

Structural drawing 14084.2R4 Rev A assesses the condition of the ground floor of the existing structure.
Structural drawing 14084.2R5 Rev A assesses the condition of the first floor of the existing structure

Proposed replacement structure

Drawings

Floorplan at 1:100 1628/01 Rev E

Elevations at 1:100 1628/02 Rev B

The proposed new structure would have a footprint commensurate with the existing structure but with a centrally located staircase. It would have a hipped clay tile roof with rooflights. However, against its eastern elevation would be a large single-storey structure with a flat membrane roof and a skylight.

The elevations show a brickwork ground floor (no mention of what bond), timber cladding (although it doesn't actually say timber so perhaps the agent has something else in mind?) to the first floor. There are undivided windows and a glazed door (elevation 2). In respect of the brickwork, the agent says that it will be constructed of reclaimed brick. I don't see that annotated on the drawings.

My comments

The drawings are insufficiently detailed. The windows and door are inappropriate being undivided. What is the justification for the timber cladding? Timber cladding is not a historic feature of the site at the moment (tile hanging is however).

At the moment, part of the interest of the building is the timber with brick infill construction – see heritage statement comments.

The single-storey flat roofed element is cumbersome and uncharacteristic of the host building. Consideration should be given to a linked structure.

There is no mention of the proposed treatment of the floors, particularly in relation to the external area immediate to the new building. This should be addressed.

Conclusion: No objection in principle to the demolition of the existing structure. The proposed drawings are insufficiently detailed. The proposed single-storey element is an ungainly addition to the re-built structure. The re-built structure would not replicate the visual interest of the existing. Consideration should be given to providing more detailing in respect of the hard landscaping.

Suggested conditions in respect of unit 4

Recording condition prior to demolition

Demolition schedule and storage arrangement for salvage materials for re-use

Proposed roof structure cross section drawing– why can't it replicate the truss arrangement?

Handling of the first floor external treatment to be agreed

New window and door details

Details of the rooflights

Rafter feet to be exposed ie no fascia/soffit etc (ie section detail through the eaves required)

If new bricks/roof tiles required – to be approved by LPA

Bond of brickwork to be agreed;

Details of hard landscaping (to retain some of the existing character).

Unit 2 proposals

In summary the engineer concludes:

'Sadly, poor maintenance of the roof finishes, gutter and downpipes etc has allowed significant water ingress through the historic fabric resulting in loss and degradation of that fabric.'

And

'At the southern end, in the centre of the plan, water has been penetrating through the roof above and ceiling beams and joints are saturated and decayed. These will need replacement. The western side of the floor extends over the side alley at ground level and comprises beams, joists and boarding all of which appear sound. The western wall is of studwork from which timber panelling has been removed; it is proposed that this will be re-instated. The northern external wall to this room is saturated with resulting decay to beam and joist ends; some structural repair will be required.

The eastern room has suffered from water ingress on both its eastern and northern walls leading to decay of the floor joists over and the northern end of the main floor beam. The floor and eastern walls are currently propped by scaffold. The wall, which comprises timber with infill brick panels, will need some repair and replacement of decayed timber elements, whilst the floor joists above will, without doubt, need end repair or augmentation and improved tying into the external wall. The wall, as noted above, is single skin and will need to be dry – lined and insulated as part of the conversion process. These works might, in some areas, be mitigated by using new internal lining walls to support the existing joist ends to avoid replacement of joists.

The northern wall is saturated, and all the wall elements are totally decayed and beyond repair. The whole wall and roof valley area above will need to be replaced with new timber structure.'

Evidence for the above conclusion

Structural drawing 14084.2R1 Rev A assesses the condition of the ground floor of the existing structure.

Structural drawing 14084.2R2 Rev A assesses the condition of the first floor of the existing structure

Structural drawing 14084.2R3 Rev A assesses the condition of the second floor/attic of the existing structure

Structural 'detail' drawings that I think relate to this unit:

14084.D01 repair detail of east wall

This is a section. We don't have an elevation (an annotated photograph would be sufficient). I have suggested a photogrammetric record and would like it annotated to show the extent of repair/replacement before the new internal wall is installed and the 'original' wall is concealed from view.

14084.D02 repair of main beam

I don't know where this beam is. I believe it is at first floor (core building). Can we clarify please?

14084.D04 structural repair details for attic roof

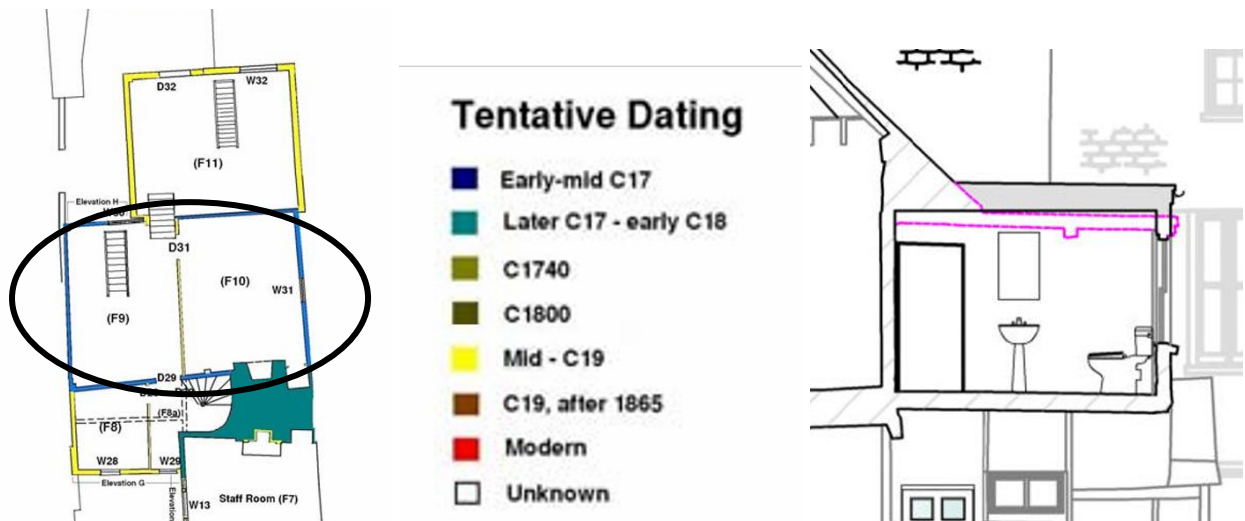
Note: the drawing says 'all timbers to be numbered and photographed and recorded prior to any work commencing'.

Proposed plans

Floorplan at 1:100 1628/01 Rev E

Elevations at 1:100 1628/02 Rev B ie D1 new door from passageway into hall

A new stair is constructed from ground to first floor.



At first floor, the existing flat roof, the plans say, will be 'replaced at a high level' (see above snip). What impact will this have on the historic fabric? We needed a greater level of detail for this proposed element.

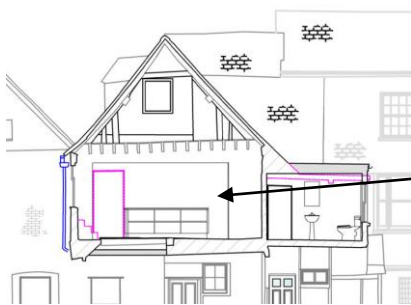
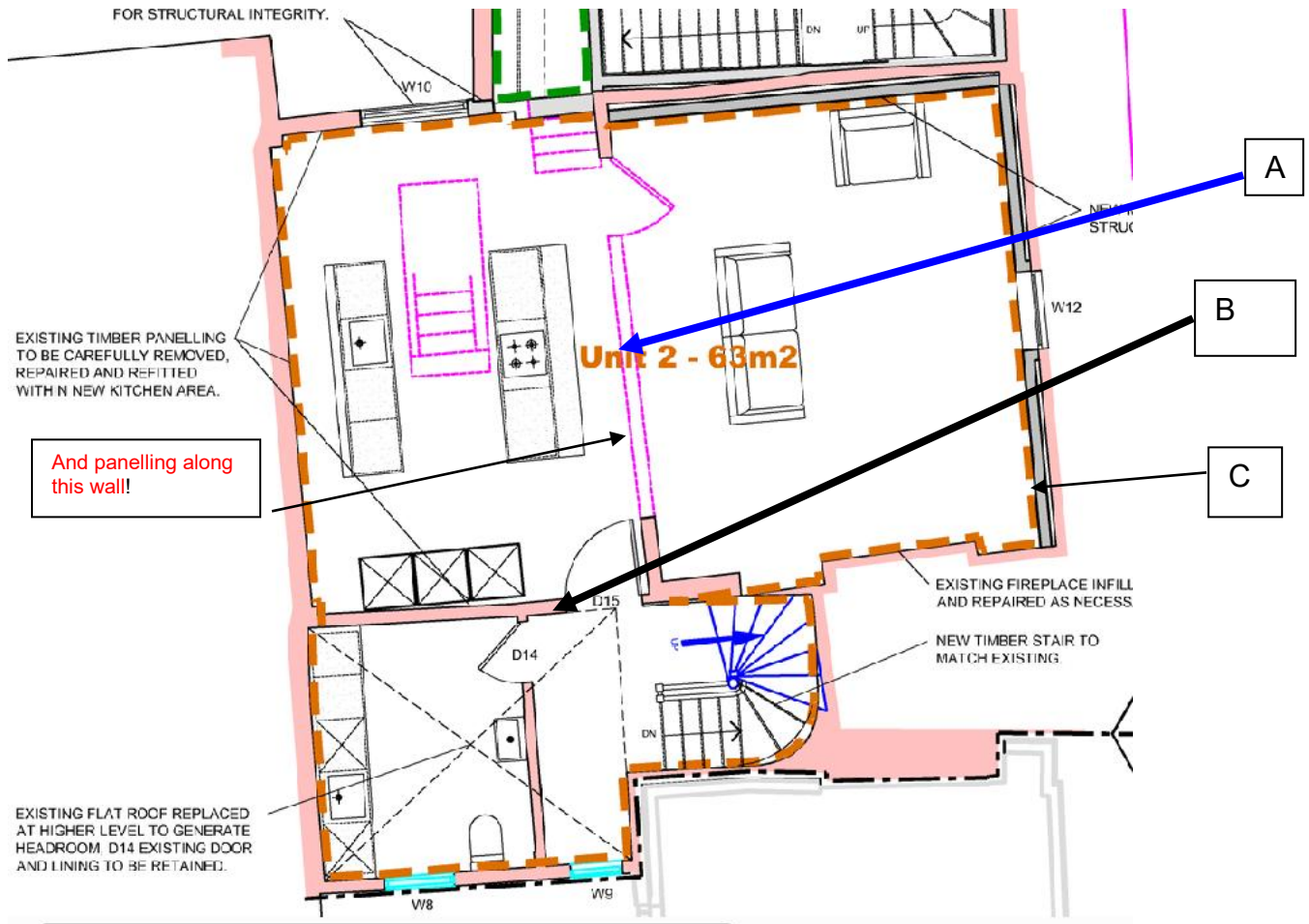
What happens to windows W8 and W9?

A new internal wall is installed (living room side) – northern wall. This covers an original wall (early-mid 17th century). I do not support this (as expressed at the site visit) although I note the engineer says: *The northern wall is saturated, and all the wall elements are totally decayed and beyond repair. The whole wall and roof valley area above will need to be replaced with new timber structure*.

I would suggest that a new wall is installed on the far (northern side) and that the timber stud work is repaired or replaced and visible. Even if it ends up being largely replaced fabric, the character of the room and interest of the structure will be evident (with insulation between the studwork).

The demolition of the spine wall (A on my plan below) is proposed. I do not support the extent of demolition (and, I said so in previous comments and at the site meeting). It is clear that this is the line of an original wall and as such, what ever the age of the existing fabric, it is a significant element of the building. It is also a wall against which the panelling (when it was a coffee shop) was erected. As such, the removal of the wall would also remove the ability to rehang the panelling (removed without consent by previous owners). I believe we discussed an enlarged opening ie double-door size.

And I also require clarification in respect of wall B.



Too large an opening. Entails the loss of too much wall

There is no mention on the drawing of the proposed flooring. I will assume it is reclaimed existing floorboards (unless otherwise stated). I recommend we add a condition requiring the floor to be floorboards (it is more sensitive in the attic space).

In respect of the eastern wall (C) – I can see that it would not be possible to have this wall exposed as it is built up against on the outside by the neighbouring building (and I note the engineer's assessment). The following is taken from a 2010 report:



East wall (F10)

I would still want a detailed record of this wall and a repair schedule.

W10 – which is an early 18th century window ie of more than usual significance, the proposed floor plan says ‘existing over built window remade and repositioned for structural integrity’. What does that actually mean/entail? The heritage statement actually says: *‘Repair and relocate 16 over 32 pane window so that it is not overlain by adjacent structure’*. Which is it and where is it relocated to? This window should be retained and repaired, unless otherwise agreed in writing. I recommend they provide additional detail in respect of this item.



Figure 23: Room in central structure, historic panelling stacked an in situ. Early 18th century window, modern stair down to side alley in centre.

At first floor level, the intention is to rehang the panelling (or one assumes some of it). We should have a condition requiring a details of what is to go where.

The stair treads are shown in blue. What does this mean? The stairs should be repaired, not replaced. I would expect a repair schedule to cover just the stairs and the hall sides, which should be lathe and plaster.

At attic level, there are areas of historic plaster which survive. Also it is clear that the sloping ceilings were once lathe and plaster. Areas of L&P should be repaired. Where boarding is introduced (to introduce stability) that it is finished with a coat of lime plaster (or decorating plaster – to be agreed) in order to retain the original character of the space.



Photos in attic showing survival of L&P which should be repaired.



Lathe and plaster lining the hall sides

Wall to attic alongside stairs should be retained and repaired (L&P)

Suggested conditions for unit 2

Detail of new staircase (ground to first) at 1:20, including sections;

That the walls of the downstairs hallway will be lathe and plaster and that elsewhere the hallside walls (being L&P) shall be repaired;

Details of the new door (D1) at a scale of no less than 1:10 including sections (horizontal and vertical);

Details of any new windows ie W10 and W17 (attic) at a scale of no less than 1:5 including sections (horizontal and vertical)

Survey/recording of the timber framing at first floor (northern and eastern wall of the eastern room) to be undertaken before the commencement of works

Details of the proposed treatment for the fireplace (ie removal of rubble and any associated 'rehabilitation' works)

In respect of the attic roof repairs, as per the engineer's drawing 'all timbers to be numbered and photographed and recorded prior to any work commencing'.

Details of the proposed repairs, and the methodology, for the timber structure at first floor to be submitted for approval

Details of the panelling and its rehanging (at first floor level) to be provided;

Floors (first) to be existing floorboards unless otherwise agreed in writing (a schedule of the floorboards should be submitted).

Details of the new dormer at no less than 1:10;

Floor schedule at attic level numbering floorboards to be lifted and relaid (including in the hallway to the attic);

Walls and ceiling in attic to be lathe and plaster finish (or decorating plaster – to be agreed).

Unit 3 proposals

'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'.

The heritage report summarises the work as follows:

- Provide internal partitions to create kitchen living room, utility and downstairs WC
- Install hard flooring in main spaces, utilise reclaimed brick flooring in entry.
- Remove modern ladder and install stairs on southern side of unit
- Create bedroom with small ensuite on first and second floors.
- Reconstruct northern wall to structural soundness and insulated cavity wall construction.
- Utilise reclaimed historic bricks to define amenity space to the north.

The proposals entail a significant element of rebuilding of the end wall. The engineer says:

'The northern wall to the building is unstable and currently dead shored and propped by a timbers, steelwork and scaffold; this has been in-situ for many years with water penetrating through the fabric from above. Existing floor joists are all wet and decayed and need replacement or augmentation. The wall itself will need extensive remedial work at ground level and fully re-building above.'

Evidence for the above conclusion

Structural drawing 14084.2R1 Rev A assesses the condition of the ground floor of the existing structure.

Structural drawing 14084.2R2 Rev A assesses the condition of the first floor of the existing structure

Structural drawing 14084.2R3 Rev A assesses the condition of the second floor/attic of the existing structure

Structural engineer's detail for the northern wall

14084.D03 repair detail rear wall section

Proposed plans

Floorplan at 1:100 1628/01 Rev E

Elevations at 1:100 1628/02 Rev B

The heritage statement summarises the work as follows:

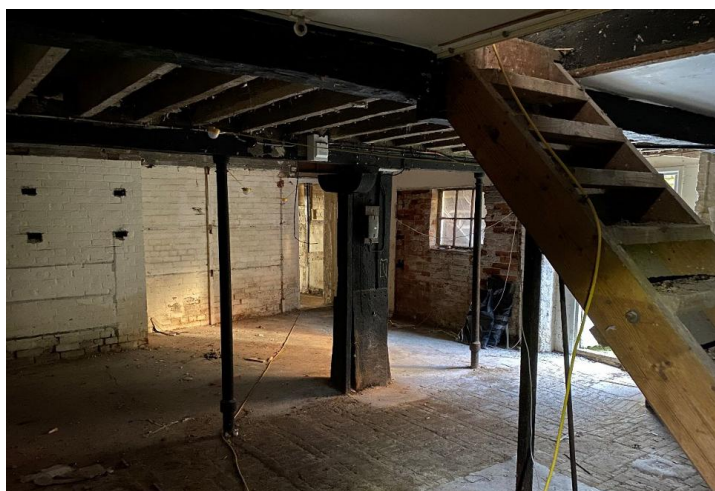
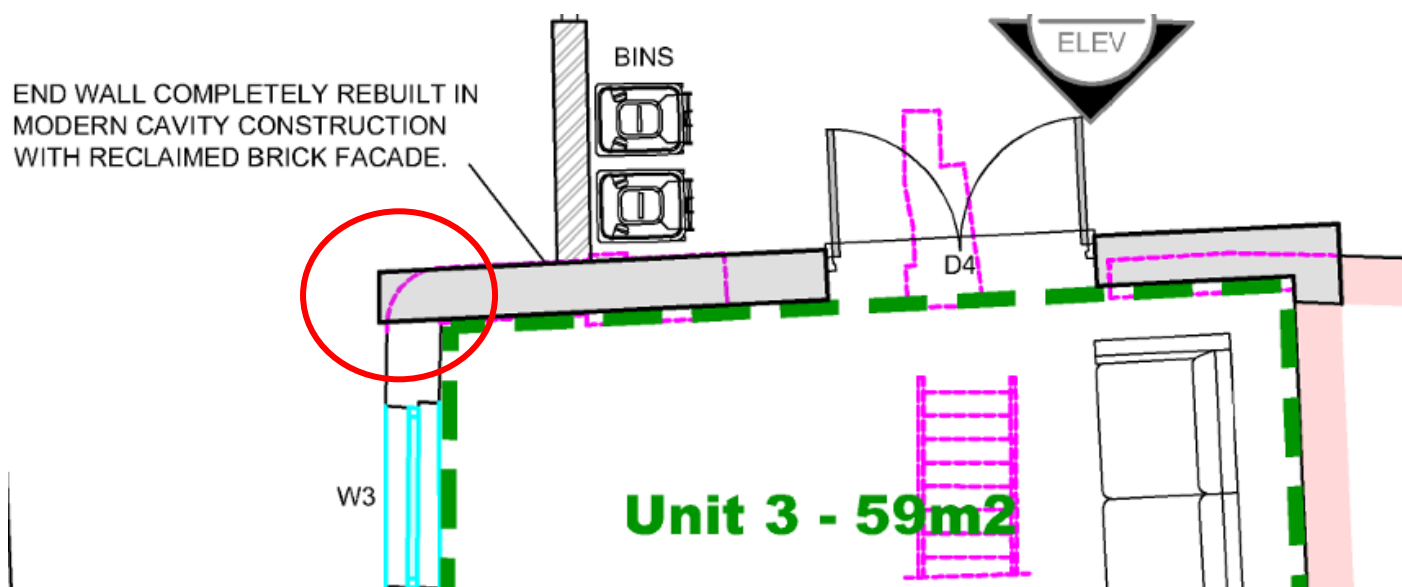
Provide internal partitions to create kitchen living room, utility and downstairs WC;

Install hard flooring in main spaces, utilise reclaimed brick flooring in entry;

Remove modern ladder and install stairs on southern side of unit;

Create bedroom with small ensuite on first and second floors;

Reconstruct northern wall to structural soundness and insulated cavity wall construction;



ELEVATION 05

Photo from heritage report showing historic propping as well as modern (and the modern staircase)

At first floor I suggest that the inner new staircase wall is the wall that is currently proposed for the inner wall of unit 2 (see previous comments). The current floor is floorboards. The new floor should be floorboards (Interestingly, the proposed plans show steps up to the first floor from unit 2, however, I am pretty sure that this floor is actually only accessible from the current stairs from the ground floor).

At second floor (which is accessible from the first floor of unit 2 currently), a bedroom and ensuite is proposed together with a new flight of stairs (as currently this room is only accessible from unit 2).

What happens to windows W1, W2, W3, W4, W11 and W20?

Suggested conditions for unit 3

Greater detail of treatment within the threshold of the ground floor;

Details of the new French doors;

That the north elevation (to be rebuilt) is constructed in salvaged bricks or bricks to match existing and to match in bond and set in a lime mortar (panel to be agreed);

The corner of the building (ground floor) which is curved – should NOT be rebuilt

Windows to be repaired unless otherwise agreed in writing;

First and second floor shall be floorboards as existing
Arch to the new first floor rear window to match that of the ground floor (as existing);
Details of the new wall (ie height and brick and bond) as well as the gate, to unit 3's back garden;
Details of the existing paving to be lifted and relaid.

Structural engineer's repair detail drawings – ie the 'D' series

14084.D01 repair detail of east wall

This is a section. We don't have an elevation (an annotated photograph would be sufficient). I have suggested a photogrammetric record and would like it annotated to show the extent of repair/replacement before the new internal wall is installed and the 'original' wall is concealed from view.

14084.D02 repair of main beam

I don't know where this beam is. I believe it is at first floor (core building). Can we clarify please?

14084.D04 structural repair details for attic roof

Note: the drawing says 'all timbers to be numbered and photographed and recorded prior to any work commencing'.

Relevant planning history:

PL/2025/04542 and PL/2025/04909

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
Approved February 2026

The above are effectively 'phase 1' of the development of the site.

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

Information considered/provided:

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

In this case, whilst the applications are accompanied by a "Design, Access and Heritage Statement" the document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

In this case, the applications are accompanied by a "Heritage Statement" (HCUK dated April 2026) which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting:

The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

Unit 4 (former stable building)

Of some interest as a former outbuilding, evidencing that the interior of chequers were areas of activity and contained a multitude of additional buildings/structures;

That it was potentially a former stable;

Its form, being a modest rectangular structure with a pitched roof;

The use of traditional materials – namely red brick, clay tile and timber framing.

The structure that is built up against the northern elevation is not of interest.

The Heritage report notes that *‘It is heavily altered with substantial areas of reconstruction dating to the 20th century post fire period (see Appendix 2), the later fabric is not of innate interest. It retains some late 18th century brickwork, and likely more substantial areas of 19th century brick and timber frame of only a single skin thickness.’*

The heritage statement concludes:

*‘The loss of this building will cause **some less than substantial harm** to the listed building’s historic values in the loss of a part of the listed building. This harm is minimised because this structure is already heavily altered and its contribution to significance eroded. The design has sought to maintain the current architectural aesthetic and material palette to further minimise harm as well as to preserve the character and appearance of the conservation area.’*

Unit 2 – central core

The heritage statement says at 3.6:

‘The earliest core building is in the centre focussed around the large brick and stone stack which occupies the central eastern part of the building (See suggested phasing plans from the Historic Building Record at Appendix 2). The ground floor areas are the least well defined because of later adaptation but at first floor a substantial timber frame, an early newel stair and the early roof to the north of the stack survive along with some elements of small square panelling of typical late 16th or 17th century date. The panelling is not all in situ at present, and some fixed to the walls is clearly relocated or cut about to fit. This is not an unusual feature of panelling which is eminently moveable and adaptable as a wall finish. The Building Record report suggests that the northern part, oversailing the alley and aligned with the stair, is a slightly later addition but material quality of the framing suggests this portion is still early and is likely to be of the 17th or very early 18th century.’

The heritage consultant assesses the significance at 4.7:

*‘The early core structure of the timber framed building is considered of **high significance** in terms of architectural and historic illustrative and archaeological evidential values, as the earliest fabric in the building these structures have an innate rarity. They reflect traditional building techniques and technologies as well as early trends for interior finishing and style in terms of panelling, fireplaces and areas where ornament, even if simple, may have been applied as part of structure to beams, wall framing or other structures. There is innate archaeological potential for this area to provide additional information on the*

earliest history of this building. A small investigation into the area beneath the newel stair has already established that it once continued down to ground floor level, and that the old treads were used to make up the floor when the stair was altered.'

In respect of the condition of elements of unit 2 and 3 (at 4.11):

'It is noted, however, that the structures in the centre and rear of this building are in exceptionally poor condition after many years of no use, water ingress and lack of maintenance. Though the fabric retains architectural and historic values, 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. Andrew Waring's Structural report details this. For any degree of future function a substantial proportion of the building's historic fabric would be replaced and thus the historic authenticity of any fabric would be impacted. While condition is not normally a consideration of significance, it is relevant when that condition has proceeded to the point of near collapse such that the evidential and illustrative values are lost through active decay and timber details, or finishes are corroded and rotted away.'

Unit 3

'In retaining an ancient structural core, and elements of alteration and adaptation over the 18th, 19th and 20th centuries it makes an important contribution to the architectural, evidential and historic illustrative values of the conservation area.'

'It is also noted, that although the building on this site contributes to some key characteristics of the conservation area (pavement back build line, larger scale reflecting city centre hierarchy, mix of uses, retained stables and stores with some yard areas to the rear).....'

'The surviving older structures with traditional roof forms and material palette make a more positive contribution.....'

'Simpler areas with a more robust material character and finish speak to the warehousing, storage and potentially stable functions.'

Summary & 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.

In the case of the 'stable' building, the proposals will result in harm to the building as the proposals are to demolish. However, it has been established that the actual fabric is of limited interest and in a very poor condition. A greater degree of its significance derives from its form, construction and traditional materials palette.

The proposal is to replace the structure with an 'extension'. I have reservations about the design and also the choice of construction/materials for the main 'stable' building. I would also seek clarification as to the roof structure and aspects of the hard landscaping (discussed at site was the proposal to use sets in the entrance area). Overall the drawings lack sufficient detail for me to be reassured that the general character of the existing building will be echoed in the new.

In respect of unit 4, the warehouse buildings are of interest evidencing the way the centre of the chequers were occupied by businesses and stabling. In respect of the staircases (internal), they are of no interest.

The rear wall is also in a parlous state such that the engineer has identified it needs to be rebuilt (in respect of the existing elevations of the rear wall – these are inaccurate and need addressing). I have no objection to the proposals but lack any information on the treatment of windows, flooring (the existing floorboards should be retained) and new staircases (could be conditioned). Also, it is regrettable that a key feature of the warehousing's character, namely the goods opening, is not retained and nor is the curved wall feature at ground level. I strongly recommend that the plans are amended to address these concerns.

As it stands, I consider the proposals in respect unit 4 will result in some harm to the building through the loss of key features of interest (sett flooring at ground floor; loss of goods opening; loss of curved wall detail). This harm could be ameliorated. However, the building is in a poor condition and the proposed use would result in repairs and a new use securing the building.

In respect of unit 3, this area (the core) has the greatest value and includes fabric of high significance. It is also evidenced that the building is in a very poor condition. In respect of the eastern wall and northern wall, the proposals are to replace and install new walls. I would recommend that an archaeological record (photogrammetry?) is made of the wall and blocked window before the fabric is replaced and it is covered over. In respect of the northern wall, I would request that it is repaired 'like-for-like' and that it is exposed, and that a new fire-enclosing wall is erected within unit 4. I object to the loss of most of the wall dividing the eastern and western rooms. This would result in a significant erosion of the floorplan, an important element of the significance of this early core.

I would like more information on the proposed hard landscaping at ground floor level. I strongly recommend that a detailed plan is provided at an appropriate scale.



Figure 34-35: flag stones within the side passage, well squared and set; wide floor boards, perhaps oak or elm, within the central structure.