

APPLICATION FOR THE DISCHARGE OF DETAILS FOR PLANNING CONDITIONS - CASE OFFICER REPORT

APPLICATION REFERENCES:	PL/2026/02935 and PL/2026/01032
APPLICATION TYPE:	DISCHARGE OF Details for CONDITIONS
SITE ADDRESS:	45-46 Blue Boar Row, Salisbury, SP1 1DA
PROPOSAL:	Discharge of details for Condition 6 (Existing windows, floors and ceiling details) of PL/2025/00843 and Discharge of details for Condition 3 (Existing windows, floors and ceiling details) of PL/2025/01183.

PROPOSAL

This report has been prepared to support the applications for the discharge of details relating to the existing windows, floors and ceiling details for development at 45-46 Blue Boar Row. The planning permission was granted on **3/6/25** under reference number **PL/2024/05302** and the listed building consent was granted on **3/6/25** under reference number **PL/2025/01183**. The conditions are the same.

The Conditions respectively state:

6. Notwithstanding the details shown on the submitted plans and forms, no works shall take place to the existing front elevation windows, the floors and ceilings of the listed building and no works to provide the new recessed entrance to the flats on the front elevation shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the new door and fanlight provided at a scale of 1:10 including the treatment of the recess*
- ii) A schedule of the floors and ceilings in the upper floor rooms and the proposed ceiling and floor treatment including details of new skirtings and the ducting for the MVHR system. The details shall include confirmation of floor boards and skirting boards to be retained.*
- iii) A section of the proposed secondary double glazing (to meet the requirements of the Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822 dated March 2025) in relation to the existing front elevation windows and their frames to be retained.*

Development shall be carried out in accordance with the approved details.

REASON: The proposed application contains insufficient detail and the matters above require agreement with the Local Planning Authority before work commences to windows, floors and ceilings in order that the development is undertaken in an acceptable manner, in the interests of the significance and existing features of the listed building and the amenities of future occupiers of the development.

3. Notwithstanding the details shown on the submitted plans and forms, no works shall take place to the existing windows, floors and ceilings of the listed building and no works to provide the new recessed entrance to the flats on the front elevation shall commence until

the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the new door and fanlight provided at a scale of 1:10 including the treatment of the recess*
- ii) A schedule of the floors and ceilings in the upper floor rooms and the proposed ceiling and floor treatment including details of new skirtings and the ducting for the MVHR system. The details shall include confirmation of floor boards and skirting boards to be retained.*
- iii) A section of the proposed secondary double glazing (to meet the requirements of the Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822 dated March 2025) in relation to the existing front elevation windows and their frames to be retained.*

Development shall be carried out in accordance with the approved details.

REASON: The proposed application contains insufficient detail and the matters above require agreement with the Local Planning Authority before work commences to windows, floors and ceilings in order that the development is undertaken in an acceptable manner, in the interests of the significance and existing features of the listed building and the amenities of future occupiers of the development.

The applicant has submitted:

- Vertical Secondary Glazing Casement
- New front door elevation and plan
- Proposed Flat Entrance Door ref PE1 C001 dated 23/5/26
- Conservation Elements - floor and ceiling details
- Secondary double glazing units details
- Cover Letter
- Email from agent 8 July 2026 re floorboards
- PEI - Lath and Plaster
- Statement from Agent regarding fanlight, ceilings and other details

This report outlines how the condition details have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION for PL/2026/02935 and PL/2026/01032

Conservation – no objection

Front door details. We have two drawings. The first was PE1 COO1 which I was happy with (although there were no sections) but wanted to know the door was recessed. We have now been provided with another drawing (still no sections) which also has a plan. This is just PE1 (as all the drawings are). New door details- Drawing C001 dated 23/5/2026 These are acceptable. I am therefore happy with both door drawings.

Floorboards. The agent has confirmed that his client has commenced works and believes that only some floorboards (which were by no means throughout the building) can be salvaged - enough for flat 5 (third floor front). On balance....I am prepared to accept this. However, new floors (they have not provided a detail) should be new floorboards which would maintain the historic character of these spaces.

The agent provided an email on 8th July with photographs and said, "There are sufficient sound historic boards from elsewhere within the building to enable their reuse within Flat 5. For the remaining flats, however, the deteriorated floorboards will need to be replaced, and it is proposed that new structural chipboard flooring will be laid."

The conservation officer agreed to the floorboard proposals.

Lathe and plaster ceilings. They have already underboarded. I would have preferred the L&P to have been repaired and exposed but there are issues with Building Regs and fire compartmentalisation so underboarding (or overboarding) seems like an acceptable compromise.

Skirting profiles. The agent refers to the survival of small sections of historic skirting. He doesn't say where but I recall some on the first floor (the grandest rooms originally). I would recommend that the detailing of the skirting (assuming it is historic) is copied and reinstated.

Secondary glazing: I had no issue with this and the details seem acceptable.

ASSESSMENT

Case Officer Response:

The submitted details have been considered by the conservation officer and a site visit was undertaken with the agent. Further details were sought for clarification. The relevant considerations set out in the conditions are covered in the report and on balance, no objection is raised by the conservation officer.

The case officer has no reasonable grounds to object to the plans and the details, which can be agreed.

The agreed details are:

- Secondary glazing details for box sash windows to the front elevation received 7 May 2026
- Front entrance framework plan - scale 1:20 received 13/4/26
- Conservation Elements - Floor and Ceiling Details ref PE1 received 13/4/26
- Secondary Double Glazing Details ref PE1 received 13/4/26
- Proposed Flat Entrance Door ref PE1 C001 dated 23/5/26
- Email and photos from Agent on 8th July 2026 ref floorboards
- PEI dated 23/4/25 - Boar Road - Salisbury - Lath and Plaster (2)-edited
- Statement from Agent received 2 June 2026

RECOMMENDATION: To discharge the submitted details for Conditions 6 and 3 as set out above.