

Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JQ

16th July 2026

Dear Sir/Madam,

Section 73 Application to vary approved plans relating to PL/2024/11636 and submission of Listed Building Consent.

At: Church House, 99 Crane Street, Salisbury, Wiltshire, SP1 2PU

I write today to apply for a minor-material amendment to the approved scheme at the above address. The relevant Listed Building Consent is also being sought for the works.

Permission was granted on the 31st October 2025 for the following development:

"Conversion of the existing office building to provide seven additional dwellings, plus hard and soft landscaping works"

This application seeks to vary condition 2 of the planning permission, which relates to the approved plan list.

The amendments can be summarised as follows:

Site Plan:

Alteration to entrance area of Boat House.

Ground Floor Plan:

Tudor House - Alteration to layout of Kitchen, Cloakroom and Store.

Tudor House – Structural remedial works required to strengthen the existing beam and wall in Living Room (see below).

River House - Provision of a new partition wall to provide a protected escape route. Both existing external doors on East Elevation are to be brought back into use to form entrance doors. Alteration to layout of Guest WC and cupboard.

Boat House - Alteration to entrance steps/deck. Provision of a new rooflight.

Gate House Grd Floor Flat. - Alteration to layout/position of Kitchen.

South Block Grd Floor Flat - Minor alternation to Kitchen layout.

South Block Communal Area - Provision of new fitted joinery/boiler cupboard.

First Floor Plan:

Tudor House – Provision of a ceiling hatch in Bedroom 2 for maintenance access to the roof space.

Tudor House – Structural works relating to strengthening beam and wall in Living Room.

River House - Provision of a ceiling hatch in the Hall (directly outside Bedrooms 3 and 4) to provide maintenance access to the roof space. Fitted joinery/boiler cupboard to be incorporated into the same area.

River House – Lowered ceiling to be provided over ensuite and bathroom.

Second Floor Plan.

Provision of ceiling hatches for roof access noted on the first-floor plan.

Elevations.

The elevations have been updated to include:

- Minor update to River House East Elevation to note that both doors are to be brought back into use.*
- Positions of external grilles/flues and additional SVPs required (as discussed with Andrew Minting).*
- South Block Courtyard Elevation updated to show AOV.*
- The provision of a single new rooflight on the Boat House. I have included the South Elevation of the Boat House to show this. The other rooflights are being retained.*
- Minor update to flood wall.*

Sections

The Sections have been updated to include the internal updates to Tudor House, River House and Gate House Ground Floor Flat as noted above.

River House/Tudor House Wall (D014RevB).

Update to detail of River House/Tudor House compartment wall and existing high-level hatch.

Services Drawings (D045-D050).

Drawings are added following discussions with Andrew Minting to understand the nature of new penetrations for services. The plans highlight the positions of external bathroom vents, boiler flues and new SVP pipes required only.

Structural Works Tudor House.

Structural remedial works are required to strengthen the Living Room wall and stiffen the existing cross beam. The existing beam has suffered from significant rotation in the past. The structural works will assist with supporting the existing wall above and prevent any further rotation in the beam. The structural engineers - AWA have produced a report and drawings to cover this work.

Please see attached the relevant structural report.

Fire Suppression/Sprinklers/Misting System (D052RevB)

The fire strategy requires that a sprinkler or misting system is installed in Tudor House, Boat House, the new South Block flats and the South Block 'New Build'.

Automatic Opening Vent (AOV) (D053RevA).

The fire strategy also necessitates provision of an AOV (Automatic Opening Vent) in the South Block communal stairwell. This is shown on drawing D053 and the Courtyard Elevation. Fire consultants have produced a Technical Note to explain why the AOV is necessary.

Flood Wall (D17RevB)

Drawing D017 is updated to include revised details of the flood wall, following receipt of Structural Information.

This application seeks to provide amendments and clarifications following the grant of planning permission. They do not affect the reasons for which the application was granted and the proposed works to the Listed Building are necessary for fire safety.

I trust that the enclosed information is sufficient to approve this material amendment, however, should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Rebecca Davis MSc MRTPI

Associate

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