

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00484
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	7-9 Fish Row, Salisbury SP1 1EX
DESCRIPTION OF WORKS:	Alteration and repair of first and second floors to residential to provide three self contained flat (resubmission of PL/2023/01416)
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

7-9 Fish Row is a grade II listed building, formerly The Wheatsheaf Inn, and is within the Salisbury City Conservation Area. The application is a full resubmission for Listed Building Consent of proposals previously approved with a few minor revisions and additional details. A concurrent discharge of conditions application, reference PL/2025/09740, includes some of these same details.

The building comprises a north frontage of two timber-framed gables, an open side to the walkway between the Market Place and New Canal, and its rear southern side facing New Canal. It has a number of exceptional medieval details, including a C15 stone fireplace, plasterwork and C14 roof construction. The extent of works potentially affecting these elements has been extensively reviewed and assessed in previous applications by multiple officers and this report addresses only the areas of revision.

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

With The Wheatsheaf Inn, New Canal. West range (No 9) two storeys gabled mid C14. The east range (No 7) two storeys and attic gabled, first half of C15. Timber framed. Both have jettied stuccoed upper floors, the overhang concealed on No 9. No 7 has restored shallow wood frame bays, windows, six lights first floor, five lights second floor, the moulded sills are original. Ground floor modernised with door and large bar window as Wheatsheaf Inn. No 9 has small two light attic casement and on first floor early C19 small, tripartite, flush framed sash window, glazing bars intact. Modern shop front on ground floor partly returned to west. On this front No 9 has irregular flush framed sashes on first floor. The rest of ground floor painted brick with tall C19 recessed sashes, glazing bars intact and glazed door. All this part and the front to New Canal is now property of the Wheatsheaf Inn. Three storey block to New Canal, early C19 rebuilding. Hipped tiled roof. One sash window glazing bars to second floor. First floor has large canted bay window, sash lights, glazing bars, reeded surrounds, cornice, weatherboarded apron. Five small camber headed windows on ground floor. C20 single storey block to right. Interiors: No 7 has exposed wall posts on first floor and chamfered ceiling beams. Second floor has C17 plaster casing to two beams, and winged beasts, continued in frieze. C15 fireplace. The roof retains purlins and windbraces. No 9, west range, mid C14 has remains of crown post roof. Nos 7 & 9 form a group with Nos 9 & 11 Butchers Row.

Listing NGR: SU1449029955

RELEVANT PLANNING HISTORY

PL/2023/01172 & PL/2023/01416 Conversion, alteration and repair of upper second and third floors from commercial to residential to provide three self contained flats. Approved 05/12/2023

PL/2023/10864 Creation of second floor cloakroom to 9 Fish Row (Revision to PL/2023/01416) Approved 09/04/2024

PL/2025/04132 Closure of the existing attic hatch (approx. 800mm x 1200mm) currently located in Room 1 of the third floor and accessed through Flat 3 at 11 Fish Row; and installation of a new attic access hatch of similar size from the communal area of the second floor at 11 Fish Row into Room 1 of the third floor, with the addition of a compact timber stair for maintenance access. The works affect only modern, non-original fabric. Approved 22/10/2025

PROPOSAL

1. Removal of modern partition to half-landing with fire exit door and making good.
2. Formation of small services cupboard on landing.
3. Replace existing Velux rooflight with automatic Velux smoke vent in area with modern roof structure.
4. Revised specification for proposed new partitions and new doors in new partitions.
5. Room 15 bathroom enlarged by relocation of bike store to room 14.
6. Ventilation grilles and roof vents to satisfy public protection and building control requirements. This element has been revised since submission to reduce the visible penetrations of the building.
7. Replacement ground floor front door (west side) with reclaimed 1930s partially glazed door. Installation of small bracketed metal canopy over entrance.
8. Replacement of modern flush doors with fire resistant four-panel doors.
9. Alterations to new partitions of room 7 bathroom second floor.
10. Removal of short section of modern partition to form lobby entry to room 3 and 4 second floor retaining doorway in historic partition previously to be blocked.
11. Room 3 to be dressing room only, removing need for plumbing.
12. Structural works, notably strengthening of the plastered beams.

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. 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 application is one of a succession based on a comprehensive heritage assessment written in 2022 and which has informed evolution of the proposals, in accordance with the guidance of the NPPF. The significance of the building lies in its early construction and the high degree of survival of early fabric, some of which also has artistic and design interest (fireplace and plasterwork in particular), as well as its communal and social value as an important historic public house.

The proposed revisions to the approved plans are minor in nature and cause no additional loss of historic fabric. The conversion has invoked a requirement for ventilation in excess of what the building can provide, and this has required deliberation and efforts to reduce the number of vents through elevations, especially the most important to Fish Row. The timber frame construction limits the types of vent grilles or cowls that can be used, as do the specific flow requirements of the mechanical system employed. The original proposal for four vents on the north has been reduced to two, one replacing an existing alarm box. To the west, two vents are proposed at high level in the C19 brickwork above the jewellers' workshop. Three vents in the west roof will repurpose existing flues/vents, two new small lead vents will be introduced. Two further vents are

required within the recess above ground level to the New Canal elevation, one of which will be a brick-sized iron grille. The Ryton's system vent has a plastic grille, is 160x166mm and apparently 35-40mm deep, and can be painted to match the walls. Provision of the two vents on the north elevation, especially that at second floor level, is an unfortunate by-product of the residential conversion and all alternative locations and routes have been thoroughly explored.

The Structural Engineer's report identifies several areas requiring intervention. Two purlins of a C19 roof are currently propped and warrant replacement. The C17 plastered beams at first floor level have dramatic sags, and while they are considered sound, it is proposed to restrain inevitable further movement. This is proposed to be done using a threaded bar set in epoxy within the beam, accessed from above. This work is specialised and needs proper supervision by the SE, this is to be required by condition due to the high risks to the highly significant plaster.

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?	N
(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 revisions to the approved scheme are minor in nature and impact. The slight visual harm of modern vent covers to the northern elevation is considered to be outweighed by the benefit of the overall scheme and investment in the building's maintenance and future condition. The other works, including the structural report's recommendations, cause no harm if executed with great care. It is considered that the works are acceptable with regard to the aims of sections 16 and 72 of the PLBCA Act 1990, the NPPF and CP58.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Subject to conditions

LB 3yrs

Plans

