

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2024/09842

Decision Date: 20/06/2025

Applicant:	Larasian Limited c/o Agent
Particulars of Development:	Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar
At:	The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ

In pursuance of its powers under the above Act, the Council hereby GRANT LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

- 1** The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: 001 Site Location Plans Date Received 31.10.24

DWG No: 101 Rev P1 Proposed Site Plan 31.10.24

DWG No: 110 Proposed Basement Floor Plan Date Received 31.10.24

DWG No: 111 Rev P2 Proposed Ground Floor Plan Date Received 17.03.25

DWG No: 112 Rev P2 Proposed First Floor Plan Date Received 17.03.25

DWG No: 113 Rev P2 Proposed Second Floor Plan Date Received 17.03.25

DWG No: 114 Proposed Third Floor Plan Date Received 31.10.24

DWG No: 115 P2 Proposed Rooftop Bar Plan Date Received 10.06.25

DWG No: SK-10 P1 Proposed Parapet and Balustrade Section Date Received 10.06.25

DWG No: 116 Proposed Roof Plan Date Received 31.10.24

DWG No: 120 Rev P3 Proposed Front Elevation Date Received 17.03.25

DWG No: 121 Proposed Rear (North) Elevation Date Received 31.10.24

DWG No: 122 Proposed West Elevation Date Received 31.10.24

DWG No: 123 Proposed East Elevation Date Received 31.10.24

DWG No: 124 Rev P3 Proposed Street Scene Elevation Date Received 17.03.25

DWG No: 130 Rev P1 Demolition Plan Basement Date Received 31.10.24

DWG No: 131 Rev P1 Demolition Plan Ground Floor Date Received 31.10.24

DWG No: 132 Rev P1 Demolition Plan First Floor Date Received 31.10.24

DWG No: 133 Rev P1 Demolition Plan Second Floor Date Received 31.10.24

DWG No: 134 Rev P1 Demolition Plan Third Floor Date Received 31.10.24

DWG No: 135 Rev P1 Demolition Plan Rooftop Date Received 31.10.24

DWG No: 136 Rev P1 Demolition Plan Front Elevation Date Received 31.10.24

DWG No: 137 Rev P1 Demolition Plan Rear Elevation Date Received 31.10.24

DWG No: 138 Rev P1 Demolition Plan East Elevation Date Received 31.10.24

DWG No: 139 Rev P1 Demolition Plan West Elevation Date Received 31.10.24

Transport Assessment undertaken by Paul Basham Associates Dated January 2025 Date Received 07.01.25

Flood Risk Assessment and Drainage Strategy undertaken by Paul Basham Associates Dated September 2024 Date Received 31.10.24

Ecological Appraisal undertaken by LC Ecological Services Dated November 2023 Date Received 31.10.24

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** With the exception of those works of demolition shown on the approved demolition plans (DWS Nos 131-135 Revs P1 and DWG Nos 137-139 Revs P1), for the purposes of clarity, excluding those demolition works to the Ground Floor of the Front Elevation shown on approved demolition DWG 136 Rev P1, no works shall commence above DPC basement floor level of the development hereby permitted until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- A schedule of works to include a plan showing the plumbing/drainage routes with an assessment of any timbers to be affected (trimmed, notched, cored or otherwise) by these works;
- A scheme for the protection of any existing architectural/historic features in situ to include plasterwork, ironwork, cupboards, fireplaces, doors, windows, staircases, staircase balustrading and the wrought iron roof lanterns that shall be retained and their glass covers to be reinstated;
- Details of the replacement glass to be installed within the wrought iron roof lanterns;
- Details of all new external window and door joinery to include the front façade bay windows and the new ground floor frontage. The submitted details will include depth of reveal, details of any heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2;
- Details of the glazed metal door canopy for the front facade;
- Details of the proposed four-panelled doors and all internal doors (to be retained);
- Details of the final colour of painted sign on the eastern elevation of the building; and
- Details of the materials and colour finish for signage on the front elevation

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

REASON: In order to ensure the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the curtilage listed building and its setting.

- 4** With the exception of those works of demolition shown on the approved demolition plans (DWS Nos 131-135 Revs P1 and DWG Nos 137-139 Revs P1), for the purposes of clarity, excluding those demolition works to the Ground Floor of the Front Elevation shown on approved demolition DWG 136 Rev P1, no works above slab level of the development hereby permitted shall occur until details of the materials to be used in the construction of the works to include the type of brick for all new external alterations, structural glazing to be used for the rooftop bar (that shall be tinted or coated to a specification to be agreed in order to minimise light pollution), glazed balustrade for the terrace, fascia details and roof materials of the rooftop pavilion, cladding for the rear elevation, render finish, windows and doors

shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order to ensure the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the curtilage listed building and its setting.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficiency is a challenge and unique solutions may need to be found. [Historic England](#) provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The [Energy Saving Trust](#) provides more general information and resources on energy in homes. Also, [Warm & Safe Wiltshire](#) offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk