

The Head of Planning Services
Wiltshire Council (south)
Development Services
PO Box 2281
Salisbury
SP2 2HX

10th July 2026

Your ref: -
Our ref: AB/7087

Dear Sir

Re: Application made under Section 73 to Vary the Approved Details of Planning Permission Ref. PL/2024/09449, for 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, pursuant to Condition 2 at The Cathedral Hotel, 7-9 Milford Street, Salisbury SP1 2AJ and Application for Listed Building Consent in relation to Amendments to the Approved Internal and External Works under Application Ref. PL/2024/09842 and Additional Internal and External Works at The Cathedral Hotel, 7-9 Milford Street, Salisbury SP1 2AJ

The following letter is prepared in support of an application made under Section 73 of the Town and Country Planning Act (1990), to vary the approved details of Application Ref. PL/2024/09449 for *“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”*, and alongside this in support of a new Listed Building Consent application to reflect the details as amended, incorporating the detailed technical submissions made both at the time of Application Ref. PL/2024/09842 and subsequently approved by the Council under Discharge of Conditions Application PL/2025/08119 at the Cathedral Hotel, 7-9 Milford Street, Salisbury.

Whilst the details now before the Council fall clearly within the ambit of the description of development as reflected on the original planning permission, the Applicant is of the view that, because additional works are proposed to sections of the building not previously dealt with under the Listed Building Consent, it is both appropriate and necessary for this to be dealt with as a full Listed Building Consent application and not an amendment under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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The Council has previously granted planning permission for the overarching pattern of development, and it is not necessary to revisit the express details of the consent in full. The Council need only consider the nature of the details as now submitted in so far as they depart from the previous grants of consent.

In this respect, the Council has already approved the principle of the redevelopment of the hotel, the broad arrangement of which and the number of bed-spaces provided, remains unchanged as a result of the proposals. The Council has also already approved the external works including the erection of the 'Spitfire Bar' the rooftop bar that was the subject of detailed discussion and engagement and strong support from technical consultees, local groups and stakeholders with a material interest in Salisbury and the Wiltshire Southern Area Planning Committee, the rear extensions and alterations and other associated works to the Grade II listed building. It is not necessary to revisit any of these details of the scheme

Section 73 allows for the determination of applications to develop land without compliance with conditions previously attached to an earlier grant of consent. Provision 73(2) of the Act states clearly that, on such an application, the Local Planning Authority shall only consider the question of the conditions subject to which the planning permission should be granted.

The Council will be well aware that a grant of planning permission under Section 73 comprises a new planning permission in its own right, that stands separate and alongside the original grant of consent. The effect is that the original grant of consent stands itself unaltered and the Applicant can take the view to implement either permission.

In this case, the Applicant is seeking to make minor amendments to the permission in order to respond to investigative works that have occurred as part of the initial strip out of modern fabric, which has uncovered additional works of repair that are reasonably required to listed fabric; discussed with both the Applicant's Heritage Consultant and the Council's Conservation Officer in advance of this submission. The works also include the erection of a revised plant room to the rear of the building and other minor modifications to the new-build elements at the rear of the building and alongside this, incorporate minor changes to primarily the internal arrangement of the building.

The Applicant is principally seeking to vary the details of approved Condition 2 of Planning Permission Ref. PL/2024/09449, in order to incorporate an amended plans list reflecting the changes as discussed briefly above, and are set out in greater detail later within this statement.

The Council will be well aware that detailed submissions have previously been made to Officers in order to discharge conditions on the original grant of consent. There is no fundamental change to those details as approved, and indeed the nature of those approved details should be reflected upon any decision notice pursuant to a grant of consent under Section 73. It is neither reasonable nor necessary to require submission of these details again on the basis that they have already been approved.

The Applicant will be happy to provide the details as a part of this application at the Council's request, should this be deemed necessary, however, fundamentally, these are details that have already been approved and the Council holds these on the planning record and has confirmed expressly those details that have been approved in its formal correspondence approving the discharge of the respective conditions.

At the time of this Listed Building Consent Application, the overarching pattern of development has already been approved. The details now before the Council seek to make changes to those approved details and provide additional information where appropriate, pursuant to formal investigative works having taking place on site, which has directed that either further work or amendments are reasonably necessary in the best interests of the preservation of the historic interest of the Grade II listed building.

The Applicant has engaged proactively with the Council's Conservation Officer to discuss the works now subject of this application, and to both enable him to examine the details on site and to work through, with the Applicant's Heritage Consultant, the appropriate response to best preserve the historic interest and integrity of the Cathedral Hotel.

The development now proposed does not seek to make any fundamental change to the pattern of development previously approved. The changes deal with matters of detail, make some amendments considered to benefit the operational efficiency of the hotel enterprise and otherwise deal with aspects of work in the interests of the preservation of the listed fabric and historic interest of the Grade II listed Cathedral Hotel that have, as a result of detailed investigative work.

The Applicant is committed to the restoration of the hotel in a manner that seeks to ensure its long term preservation and contribution to the Salisbury City Conservation Area and the character of Milford Street at the heart of a historic quarter of the City. The works as proposed are no more than those that are reasonably required to protect and preserve the historic interest of the building and better reveal its significance as is discussed in more detail latterly within this statement.

The Council granted planning permission for the overarching pattern of development to which amendments are now sought. The Council recognised the significant and essential contribution that the development will make to the local economy of Salisbury, and at the same time that the development will restore and bring back to grandeur a designated heritage asset.

The application is accompanied by detailed plans and technical reports which demonstrate clearly the proposed changes. The Applicant has included appropriate methodology statements, and as discussed above, the details required pursuant to planning conditions relating to the broader pattern of works have already been assessed by the Council and found acceptable.

The changes now proposed are modest and the Council should again support the proposals and grant Planning Permission and Listed Building Consent accordingly.

Submitted Document List

S73 Application

- Planning and Heritage Supporting Statement
- Drawing Package
 - Proposed Drawing Pack
 - 101 - Proposed Site Plans
 - 0300 - Proposed Basement Floor Plan
 - 0301 - Proposed Ground Floor Plan
 - 0302 - Proposed First Floor Plan
 - 0303 - Proposed Second Floor Plan
 - 0304 - Proposed Third Floor Plan
 - 0305 - Proposed Rooftop Floor Plan
 - 0306 - Proposed Roof Plan
 - 0310 P-02 Proposed Front Elevation
 - 0311 P-02 Proposed Rear Elevation
 - 0312 P-02 Proposed Side (West) Elevation
 - 0313 P-02 Proposed Side (East) Elevation
 - 0400 - P-01 Proposed Section A-A
 - 0401 - P-01 Proposed Section G-G
 - 0410 - P-01 Proposed Glazed Balustrade Detail
 - 0411 - P-01 Construction Details Section G-G (Party Wall)
 - 0412 - P-01 Section A-A Bay Window Base Detail
 - 0413 - P-01 Section A-A Bay Window Intermediate Floor Detail
 - 0414 - P-01 Section A-A Bay Window Roof Detail
 - Detail Drawing Pack
 - 23007 - 2090 T-10 - Typical Window Details (Sheet 1)
 - 23007 - 2091 T-10 - Typical Window Details (Sheet 2)
 - 23007 - 2092 T-09 - Typical Window Details (Sheet 3)
 - 23007 - 2093 T-10 - Typical Window Details (Sheet 4)
 - 23007 - 2094 T-08 - Typical Window Details (Sheet 5)
 - 23007 - 2095 T-08 - Typical Window Details (Sheet 6)
 - 23007 - 2096 T-07 - Typical Window Details (Sheet 7)
 - 23007 - 2097 P-02 - Proposed Door Schedule
 - 23007 - 2098 P-02 - Proposed Window Schedule
- Technical Information
 - Juliet Balcony Screens
 - Q-Railing Juliet Balcony- Easy Glass View – Spec
 - Q-Railing Juliet Balcony- Easy Glass View

Listed Building Consent Application

- Planning and Heritage Supporting Statement
- Heritage Statement (HS) – FHS Cathedral Hotel HS final 211024
- Drawing Package
 - Updated Survey Drawing Pack
 - 001 - Existing Site Plans
 - 0200 - Survey Plans - Basement Plan
 - 0201 - Survey Plans - Ground Floor

- 0202 - Survey Plans - First Floor
 - 0203 - Survey Plans - Second Floor
 - 0204 - Survey Plans - Third Floor
 - 0205 - Survey Plans - Rooftop Plan
 - 0206 - Survey Plans - Roof Plan
 - 0210 - Survey Plans - Front (South) Elevation
 - 0211 - Survey Plans - Rear (North) Elevation
 - 0212 - Survey Plans - Side (West) Elevation
 - 0213 - Survey Plans - Side (East) Elevation
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 - 23007 - 2096 T-07 - Typical Window Details (Sheet 7)
 - 23007 - 2097 P-02 - Proposed Door Schedule
 - 23007 - 2098 P-02 - Proposed Window Schedule
- Technical Information
 - 23007 - 8302 - 02 - Statement of Remedial Works
 - Eastern Basement Specification of Works – MacLennan
 - Basement Tanking - Walls - Data_SYS08
 - Basement Tanking - Floor - Data_SYS20
 - Juliet Balcony Screens
 - Q-Railing Juliet Balcony- Easy Glass View – Spec
 - Q-Railing Juliet Balcony- Easy Glass View

The Site and Surrounding Area

The application site is located within Salisbury City Centre, just south-east of the city centre as defined by the market square where as the name suggests the local market, and events are held. This is a hive of activity within the town and is lined in substantial part with eateries and drinking establishments and as a result functions as an excellent meeting and socialising space; typical of a historic plaza.

The Cathedral Hotel is located on the Northern side of Milford Street, as noted just south-east of the market square and in a location where it is ideally positioned to service a primary tourist accommodation function for the town.

The hotel presents with its broad façade on to the street scene, standing over four storeys, with restaurant and bar accommodation at ground floor level presenting to the public footway. The more private areas of the hotel, rooms and service accommodation are located on the subsequent three floors of the hotel.

The application site is located within the Salisbury Conservation Area, and the Cathedral Hotel is itself Grade II listed, having been formally added to the National Heritage List for England in 1972. The listing description is provided below for ease of reference:

MILFORD STREET 1. (North Side) Cathedral Hotel SU 1429 NE 4/527 II GV 2. C18 altered C19. 4 storeys red brick, stone bands between storeys, stuccoed ground floor. Moulded stone cornice, brick parapet with dividing piers and stone coping. 9 bay front, extended to west early C19. The 2 right hand bays project with chamfered stone quoins. In 3rd bay from left superimposed mid C19 canted bays through height of building, cornice carried over in wood. 2 left hand bays have recessed sashes, no glazing bars. Other windows have camber headed architraves to 3rd and 2nd floors, flat headed 1st floor with consoles to sills. Elaborate C19 cast iron balcony between canted bay and 2 bay projection on 1st floor. Ground floor windows sashes, one with architrave, full length plate glass round headed windows to centre. Remains of pilaster frame to entrance. The round headed windows articulated by later pilasters. Moulded cornice over. Interior has some C18 panelling.

Cathedral Hotel and Nos 11 to 17 (odd) form a group. Listing NGR: SU1455529970

Despite what is discussed within the listing description, the building has seen significant change since it was originally erected. The most significant period of change appears to have occurred around 1929 when the original building; which stood over three storeys, was extended, with a full additional floorplate added atop the original building, and as the same time the building appears to have become amalgamated with a single storey building positioned immediately to its east. This particular building element it would appear was demolished entirely and a full four storey wing was built in its place and amalgamated into the hotel. The building as it stood pre-alteration is shown in the photograph below taken from the Historic England historic record.



Excerpt - Historic England Historic Environment Record – Cathedral Hotel

The public frontage of the hotel at street level saw significant change with the loss of what appears to have been a shop front and a miss-matched pattern of openings. It is also clear that the pediment that previously formed the roof of the single storey building amalgamated into the hotel was also lost.

It is also apparent that the rear of the hotel has been subject to significant change; much of the façade does not pre-date the changes to the building made in 1929. Many changes have been made internally to the building, both which pre-date the listing in 1972, and are likely to have occurred around the time of the significant extensions and alterations around 1929, but moreover the building has seen further significant alteration, particularly at ground and first floor level within the later C20th.

At the rear of the building a single storey rear extension has been added; increasing the ground floor accommodation and this has been used as part of the restaurant/bar/night club offer that the building has delivered in more recent years. At the rear of the building there are two exposed emergency staircases which are attached to the rear façade; one of which is partially enclosed at first floor level, but which otherwise stand starkly at the rear of the building as later bolt on additions. The staircases serve to significantly shroud the rear façade of the building whereby it is difficult to rear its character and fabric. These were added pursuant to planning and listed building consent granted in 1999.

It is apparent that significant areas of the building internally are later additions, with the original historic fabric having been long since lost. The more original section of the building is located at its south-western corner, where the majority of internal walls appear to pre-date the alternations to the building in around 1929. This includes much of the building facade where facing southwards onto Milford Street.



Excerpt - The Cathedral Hotel – Rear Elevation – August 2023



Excerpt - The Cathedral Hotel – Front Elevation on to Milford Street – August 2023

The Submitted Heritage Statement (HS); prepared by Forum Heritage Services provides a detailed discussion of the evolution of the plan form of the hotel and its building elements and discusses those features of historic interest which remained.

This statement comprises a resubmission of the HS submitted to the Council at the time of the original application for Listed Building Consent. The Council are well aware that since the time of the original application the relevant planning conditions that needed to be formally discharged prior to the commencement of development have been duly discharged and subsequently the development has commenced on site.

The application as discussed now reflects the additional understanding of the condition of the heritage asset that has been able to be gleaned by the Applicant following

removal of the modern fabric being lost or replaced, and has formed a further schedule of works that are now reasonably necessary to other existing elements of the building in order to best ensure the preservation of their interest.

The Salisbury City Conservation Area

The Salisbury Conservation Area Appraisal (SCAA) identifies Milford Street as a distinctive mix of retailers, restaurants and hotels; which contributes towards the pattern of well-defined streets and spaces within the historic core of the settlement. The general scale of development is noted to be around 2 ½ to 4 storeys in scale, with development forming an unbroken street frontage and expressing a mix of uses and materials. It is noted that the current condition of this part of Cross Keys Chequer; within which the Cathedral Hotel is located, is considered generally 'good'.

The Cathedral Hotel is set within a close knit street scene, with buildings and uses abutting one another. There are limited opportunities for buildings to be extended or altered as a result of this relationship with the natural direction to achieve additional accommodation having been to extend upwards as has been the case historically with the Cathedral Hotel.

The existing hotel use is bordered by a mix of commercial retail and restaurant uses, with a new agent to the east, with a single residential flat; 11 Milford Street, located above. To the west the hotel adjoins 1-5 Milford Street, which is occupied by Nando's. Having regard for the tight knit nature of the site, there is a fire escape route to the rear of the Nando's operation which shares, in part, the western most escape stair of the Cathedral Hotel. The Applicant is aware of this existing arrangement which is secured by legal easement and this arrangement will be preserved as part of any development.

The Cathedral Hotel is located in a sustainable location, within the city centre of Salisbury and thus within a location where there is easy access to public transport options, including public bus links; which provide access to park and ride facilities, local tourist attractions and sights, and more broadly to local settlements and major commercial centres, and there is also easy access to the National Rail network at Salisbury train station. The hotel does not and has not provided parking for guests, patrons or staff, but having regard for its location this has not been considered necessary in any event and there are plenty of public car parking facilities locally catering for both short and long stay.

Planning History

As is discussed within the introduction to this statement, and indeed the Council will be well aware, the application site benefits from Full Planning Permission (Ref. PL/2024/09449) and Listed Building Consent (ref. PL/2024/09842) for: *"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"*.

The Council will be well aware of the details of these permissions. The Decision Notices are appended at **ABs1** and **ABs2** respectively for ease of reference.

The Proposed Development

Planning Permission and Listed Building Consent have already been granted for the overarching pattern of works relating to the Cathedral Hotel and for the pattern of use. This includes the main extensions, alterations, replacement of more modern fabric and overall refurbishment and revitalisation of the hotel.

The applications now before the Council seek to make minor amendments to the approved scheme, through the mechanism of the s73 Application and application for Listed Building Consent for its determination.

The schedule of changes now proposed is discussed within the schedule below, broken down on a floor by floor and façade by façade basis for clarity.

Location of Works	Works Proposed
<i>South facing Front Façade</i>	• Remedial works to brickwork, pointing and moulding in accordance with '23007-8302 Rev.02 - Statement of Remedial Works' prepared by Corstorphine and Wright Architects, including: ○ Repair and refinishing of decorative railings. ○ Isolated repointing and brick repair; ○ Redressing and finishing of quoins and mouldings as necessary; • Replacement of balcony floorplate (roof) covering through removal of the single ply bitumen membrane and replacement with a two ply bitumen membrane to achieve water tightness. • Modification to detailing of door openings within the shopfront façade to incorporate glazed and opening fan-lights. All other details as previously approved. • Bay Window – works to repair and replace damaged timberwork like for like and new structural work required to support the bay window and loadings associated with the internal fit out. The bay window is in a poor condition across most floorplates, particularly poor at ground and first floor level and a clear and detailed remediation strategy is set out within the Statement of Remedial Works and associated drawings.

	• Roof bar – standing seams cladding to the external elevations to match the position approved as part of the discharge of conditions. • Replacement rainwater goods in cast aluminium with a finish to match the existing.
<i>North facing Rear Façade</i>	• Cladding to the stair core and ground floor restaurant to match the position approved at the previous discharge of conditions stage. • Amendments to the arrangement of doors and windows to the rear façade of the restaurant, removal of bi-fold doors and replacement with French doors. Addition of external ventilation grill plate. Relocation of doorways servicing the kitchen. • Minor change to the roof form of the access corridor serving the new stair core to bring the roof in line with that of the restaurant extension. • Roof top extraction plant servicing the kitchen added at finished height. • Through coloured render finish to external plant rooms. • Replacement of existing fire escape double doors and grill mounted at fanlight level. • Replacement rainwater goods in cast aluminium with a finish to match the existing.
<i>West facing Façade</i>	• Change in the profile of the glazed roof/cap to the new fire escape stair core to match the profile of the rest of the roof structure. • Canopy detail added to reflect the ground floor entrance canopy. • Revisions to the external finishings of the bay window reflecting the works of repair and replacement previously discussed. • Addition of the approved vertical pilaster signage as agreed at the previous discharge of conditions stage.
<i>East facing Facade</i>	• Change in the profile of the glazed roof/cap to the new fire escape stair core to match the profile of the rest of the roof structure. • Canopy detail added to reflect the ground floor entrance canopy.

	• Revisions to the external finishings of the bay window reflecting the works of repair and replacement previously discussed. • Addition of the approved vertical pilaster signage as agreed at the previous discharge of conditions stage.
<i>Cellars</i>	• Works to tank the cellar walls and floor per the Maclellan specification and drawings submitted. • Eastern cellar to be made functional through replacement of modern barrel lift and repairs to modern fabric. • Recasting of lift pit concrete to support new lift installation.
<i>Ground Floor</i>	• Reinstate pavement access to eastern cellar. • Repositioning of doorway relating to western cellar and minor wall rearrangement to better reveal the alcove feature uncovered within the 'old kitchen'. • The drainage runs as approved at discharge of condition stage are shown on the submitted plans with no variation required. • Rearrangement of the walls serving the external plant room and bin/cycle store within the rear courtyard and associated door arrangement and positions. • Creation of a new water tank plant room on the western side of the courtyard within existing open air plant space. New walls to be erected and connections to the adjoining fabric of the neighbouring properties including wall membrane and capping and abutting roof structure. Such works are subject of a Party Wall Agreement. • Amendments to the arrangement of doors and windows to the rear façade of the restaurant, removal of bi-fold doors and replacement with French doors. Addition of external ventilation grill plate. Relocation of doorways servicing the kitchen. • Minor internal wall changes to the private dining room and office. • Removal of internal doors within the modern fire escape corridor on the eastern

	side of the building. Removal of access to the eastern bar area from this fire escape to achieve containment. • Minor amendments to wall positioning relating to the emergency access serving the fire escape corridor. • New internal wall linings are marked 'orange' on the proposed plans.
<i>First Floor</i>	• Details shown of the kitchen extraction plant in accordance with the SPACE Equipment design package. • Rebuilding of the smaller fire-escape core (Stair 3) at the north-eastern corner of the building to provide improved fire containment. • Removal of the treatment room from first floor level and relocation at third floor level, and replacement with a suite. No change is proposed in the overall number of suites. No works to original walls is required to facilitate this. • Minor internal changes to accommodate additional linen and other storage rooms/cupboards. • Addition of side-affixed glass Juliet balcony screens Infront of French doors serving the existing balcony. Stainless steel mountings and fixating to retain glass screen to meet public safety requirements. • New internal wall linings are marked 'orange' on the proposed plans.
<i>Second Floor</i>	• Retention of a historic wall through encasement within new structure within Suite 8, and relocation of the door opening to reflect the existing structural opening to avoid loss of fabric. • Retention of fireplace cupboard and redressing alongside mantle feature. • Splitting of linen/cleaning store cupboard at north-eastern corner of the floorplate to provide two smaller stores. • Allowance within the floorplate or the existing ventilation stack on the eastern edge of the building. • Other minor works comprising the repositioning of new walls and doors. All changes are to new/modern fabric.

	• New internal wall linings are marked 'orange' on the proposed plans.
<i>Third Floor</i>	• Relocation of the treatment rooms from first floor level to create a spa lounge and treatment rooms in replacement of a suite. There is no change proposed in the overall number of suites. No works to original walls are required to facilitate this. • Splitting of linen/cleaning store cupboard at north-eastern corner of the floorplate to provide two smaller stores. • Other minor works comprising the repositioning of new walls and doors. All changes are to new/modern fabric. • New internal wall linings are marked 'orange' on the proposed plans.
<i>Roof Top</i>	• Demolition of the parapet wall and rebuilding to match to repair structural damage and fix waterproofing to address the new roof construction. • Construction of balustrade, mounted from the new deck at a position 200mm inset from the parapet. Balustrade to be constructed of frameless glass with stainless steel mountings, fixed to a timber channel forming part of the deck with rainwater management incorporated to existing internal downpipes. • Corrections to the chimney stack appearance on the drawings to reflect the up to date survey work carried out post demolition of the obscuring modern timber structures. No changes are proposed to the chimneys beyond those previously approved. • Amendments to the arrangement of the bar area to respond to the correctly surveyed chimney stack arrangement following removal of the timber structures. • Re-arrangement of glazing do roof top bar including positioning of the doorway openings. Glass to the front of the bar now fixed and non-opening with doors to the east and west of the bar of sliding and bi-fold arrangement. • Narrowing of the lift core structure to bring this inline with the rest of the roof top

	construction and reduce its overall footprint. • Update to the roof profile to reflect the construction detail allowing for the insulated roof construction.
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The changes as set out are shown clearly on the submitted plans and are discussed within the associated supporting technical documents.

Where the development affects listed fabric, the majority of these changes have been subject of discussions with the Council's Conservation Officer on an informal basis alongside agreeing the details pursuant to the previous discharge of conditions submissions which have enabled a material commencement of the development to be made.

The changes as proposed are modest and do not give rise to harm to or loss of historic fabric or materially impact the significance of the Grade II listed Cathedral Hotel as derived from its architectural interest. Indeed, the works as proposed will best ensure the restoration and preservation of the listed building and deliver public benefits through better revealing its significance in a sensitive and well considered manner.

The Development Plan

The Local Development Framework is comprised of the Wiltshire Core Strategy (2015) (the 'Core Strategy'), the saved policies of the Salisbury District Local Plan (2011) (the 'Local Plan') and additional guidance set out within the Council's Supplementary Planning Documents (SPD).

Following the meeting of the Full Council on 19th May 2026, Wiltshire Council took the decision to formally withdraw from examination the 'Wiltshire Local Plan 2026'. This decision was taken pursuant to the direction of the Examining Inspectors that the plan would not be found sound. At the present time therefore Wiltshire Council do not have an up to date development plan and continue to rely on the Wiltshire Core Strategy (2015) and the legacy plans relating to the former District areas.

Wiltshire Council have announced the intention to prepare a new local plan in accordance with the Local Planning Regulations (2026). The Council formally released its Notice of Intention to commence the preparation of a new local plan on 30th June 2026. The emerging Local Plan is therefore in its infancy. There are no draft documents or details available to the public at this time and there is no prospect of such a plan being in place or reaching such a stage of advancement so as to attract any meaningful weight in advance of the determination of the s73 and LBC applications now before the Council. Thus, the emerging plan can be set aside at this stage for the purposes of decision making.

The Core Strategy therefore forms the planning framework for the communities within the Wiltshire, and sets out the general spatial strategy for development and strategic objectives of the LPA throughout the plan period until 2026. This includes development

management policies, strategic site allocations and sits alongside remaining strategic and non-strategic policies which have been saved from previous Local Plan documents, such as the Salisbury District Local Plan, which remain firmly part of the Local Development Plan.

Notwithstanding the date of the plan period of the Core Strategy until 2026, the plan will continue to persist after this date, but this is further reinforcement that the development which it plans for and justification for its various policies are based on an out of date evidence base and indeed the weight to be attributed to policies of the development plan must be considered in view of the direction of the Framework and their compliance with its direction.

Those policies of the respective Development Plan documents which were relevant to the Council's consideration of the overarching pattern of development proposed are set out below:

Wiltshire Core Strategy 2011-2026 (2015)

- Core Policy 1 (CP1) - Settlement Strategy
- Core Policy 20 (CP20) - Spatial Strategy: Salisbury Community Area
- Core Policy 22 (CP22) - Salisbury Skyline
- Core Policy 39 (CP39) - Tourist Development
- Core Policy 40 (CP40) - Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities
- Core Policy 50 (CP50) – Biodiversity and Geodiversity
- Core Policy 57 (CP57) - Ensuring High Quality Design and Place Shaping
- Core Policy 58 (CP58) - Ensuring the Conservation of the Historic Environment
- Core Policy 60 (CP60) - Sustainable Transport
- Core Policy 62 (CP62) - Development Impacts upon the Transport Network

Salisbury District Local Plan (2011) (Saved Policies)

- Saved Policy D4 – Salisbury Townscape (Chequers)
- Saved Policy T4 - Hotels

The Council will however recognise that within the context of the s73 Application and the Listed Building Consent Application it is solely the additional works now proposed that need to be considered. There has been no material change in policy position following the original grants of consent, and in any event the Council are limited in the scope of their considerations having regard for the material fall-back position of the established consent, which has been implemented and commenced on site.

The Council's considerations in this case should therefore be limited to consideration of the impact of the changes now proposed upon the character of the Conservation Area and visual amenity of the street scene, and alongside this the impact upon the significance of the listed building.

Policy CP57 sets out the Council's approach to design standards. The policy confirms that a high standard of design is required in all new developments, including those for

extensions, alterations and changes of use of existing buildings. Development proposals are expected to create a strong sense of place and draw on their local context. Proposals are expected to incorporate appropriate information to demonstrate how a positive contribution will be made to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*
- i. Being sympathetic to and conserving historic buildings and historic landscapes.*
- ii. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*
- iii. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- iv. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- v. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials.*
- xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm.*

Policy CP58 reflects the direction of the National Planning Policy Framework with respect to the need to ensure the conservation of the historic environment. The policy confirms that heritage assets and their settings will be considered and where appropriate enhanced in a manner appropriate to their significance. Alongside this, distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity should be conserved and where possible enhanced.

As Paragraph 6.138 of the Core Strategy confirms, the designation of a building as listed, or its presence within a Conservation Area, does not preclude the possibility of new development and the Council is required to work pragmatically with applicants to find positive solutions which allow for the adaptation of buildings to meet modern aspirations. Alterations will be required to ensure that there are consistent with the conservation of the asset's significance and design must be of the highest standard and be sensitive to local character and appearance. In considering applications for such development, the Council will seek to ensure that the form, scale, design and materials of new buildings are complementary to their historical context.

Turning to those saved policies of the Salisbury District Local Plan (2011) (the 'Local Plan'), Saved Policy D4 provides guidance in respect of development proposals affecting the Eastern Chequers of Salisbury City Centre. Due to the character of the Chequers, breaks in the street frontages are not common. Modern developments often require vehicular access to the rear of sites and where these are proposed, they should be suitably designed and detailed to contribute to the street scene.

Salisbury Neighbourhood Plan

The Salisbury Neighbourhood Plan (SNP) has passed through independent examination and forms part of the Local Development Plan.

Policy 3 of the SNP confirms that applications for new buildings or significant modifications to existing buildings should be accompanied by an energy statement which addresses how the proposals account for climate change and seek to ensure that energy efficiency is prioritised through their fabric. With respect to proposals for the modification of existing buildings, it should be demonstrated that they seek to improve the energy efficiency of the buildings. Where works are to a listed building, appropriate consideration should be given to Historic England advice; *'Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency'*.

Policy 6 of the SNP requires that all development in Salisbury has regard for the 'Design Guide for Salisbury' and demonstrate this through a Design and Access Statement. Where proposals may have an impact upon the landscape or townscape, a visual impact assessment will be required.

Policy 8 of the SNP seeks to ensure the preservation of the character of the Chequers and provides direction on how proposals that seek to reintroduce the original street pattern will be supported, and the importance of insuring that remaining historic features are preserved.

Adopted Supplementary Planning Documents (SPD)

The Council's SPD, so far as relevant to the proposed residential development are:

- Wiltshire Design Guide (2024)
- A Design Guide for Salisbury (emerging)
- City of Salisbury Conservation Area Appraisal and Management Plan 2014

Wiltshire Design Guide (2024)

The Council's SPD seeks to promote good design in all aspects of development and functions as an extension to Policy CP57 in seeking to ensure high quality design and place shaping. Good design will be delivered through proposals which have appropriate regard for their context and respect local character and identity.

An assessment of how proposals demonstrate good design should be carried out through a Design and Access Statement (DAS), which evidences the principle, constraints and opportunities of the development and how its context has influenced its design. In this respect local identity and sense of place is fundamental to achieving good design and should be reflected through proposals.

The SPD is clear that a higher tier of design guidance may be produced for local areas through Neighbourhood Planning, and indeed in this case, the '*A Design Guide for Salisbury*', being progressed as part of the Neighbourhood Plan is intended to provide this guidance.

A Design Guide for Salisbury

The Design Guide for Salisbury confirms that it is intended to assist applicants in making development sustainable and successful within Salisbury, identifying areas of good practice and providing guidance. The Design Guide is clear that it does not intend to specify how developments should look and indeed that appropriate innovation and individuality is important to providing a high quality environment. In this respect, generic design is not supported, and applications should demonstrate an understanding of the sense of place and how they response to the characteristics of their site.

The design guide provides the following general guidance:

- *Proposals for new development shall specify a choice and use of materials that is appropriate to the context.*
- *Design and access statements should explain how the design chosen is appropriate to its context.*
- *Designs must be visually attractive so as to delight their occupants and other members of the community. Where the character of an existing place or building has limited or few positive qualities, then a new form of building with different style and character will enhance its identity. Opportunities for modern, contemporary design buildings are encouraged.*
- *It is not always possible or desirable for new development to be limited to traditional design references and there may be exceptional modern schemes that do not mimic traditional design features but which may nonetheless, because of their pleasing design or high quality details, still make a positive contribution to their surroundings.*
- *All built development should aim to be as energy efficient as possible.*
- *With respect to extensions to listed buildings, extensions should be visually subservient to the original building and should be sympathetic in terms of design, materials, scale and proportions.*

The SPD seeks to direct therefore how new development can be successfully integrated into Salisbury's cityscape without being of detriment to its character, providing general principles for management of the historic townscape and natural landscape, and the form that built development should take.

City of Salisbury Conservation Area Appraisal and Management Plan (2014)

The Salisbury Conservation Area Appraisal (CAA) is discussed in detail within the Heritage Statement (HS) submitted in support of this FPA and application for LBC. The HA has been prepared by Forum Heritage Services, who worked with Wiltshire Council to produce the CAA. They are therefore best placed to understand the context and rationale for the conclusions and assessment set out within the CAA and moreover to consider the impact that the development will have upon the identified significance of the Conservation Area (CA) and the individual designated assets within it.

National Planning Policy Framework

The Government released the new National Planning Policy Framework (2024) (NPPF), which came into force; in replacement of the NPPF (2023), on 12th December 2024. The Government subsequently issued a minor update to the Framework on 7th February 2025. This is the document currently in force. The Government remains in the process of updating Planning Practice Guidance (PPG) to reflect the changes made to the Framework and provide additional policy and guidance.

Those sections of the Framework which are of relevance to the consideration of the proposed development are set out below:

- Section 2. Achieving sustainable development
- Section 4. Decision-making
- Section 12. Achieving well-designed places
- Section 16. Conserving and enhancing the historic environment

The NPPF explains (at Paragraph 7) that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 explains that there are three overlapping dimensions to sustainable development:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 provides clarification that the three objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework; however, they are not criteria against which every decision can or should be judged.

Policies and decisions should play an active role in guiding development to sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Paragraph 11 of the NPPF states clearly that plans, and decisions should apply a presumption in favour of sustainable development.

In respect of decision making Paragraph 11 confirms that LPAs should approve proposals which accord with the Development Plan without delay; or, where a Development Plan is absent, silent or relevant policies are out of date, planning permission should be granted; unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or the specific policies listed at *Footnote 7* provide a clear reason for refusing the development proposed.

Paragraph 12 confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan permission should not usually be granted. LPAs can however depart from an up-to-date plan if material considerations in a particular case indicate that the development should be allowed.

Section 4 of the NPPF sets out the Government's direction on the approach which LPAs should take to decision making and the value of early and proactive engagement where possible in order to resolve issues at an early stage.

Paragraph 39 of the NPPF states that LPAs should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to work proactively with Applicants to secure development which will improve the economic, social and environmental conditions of the area; development which is sustainable should be approved.

Paragraph 44 makes clear that the right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and Flood Risk Assessment). To avoid delay, Applicants should discuss what information is needed with the Local Planning Authority and expert bodies as early as possible.

Paragraph 48 confirms the requirement in planning law for applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Decisions should be made as quickly as possible within statutory timescales unless a longer period has been agreed with the Applicant.

Section 12 of the NPPF sets out the policy approach for achieving well-designed places.

Paragraph 131 indicates that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to planning and development. Good design is a key aspect of sustainable development.

Paragraph 135 reinforces that policies and decisions should ensure that developments will (a) function well and add to the overall quality of the area, not just for the short term, but for their lifetime, (b) are visually attractive as a result of good architecture, layout and appropriate landscaping, (c) are sympathetic to character and history, without stifling innovation or change (d) establish a strong sense of place, (e) optimise the potential of the site in terms of the amount and mix of development and (f) create places that are safe, inclusive and accessible.

Paragraph 139 indicates that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or which is of outstanding or innovative design and promotes a high level of sustainability or raises the standards of design more generally within an area, so long as it fits within its context.

Section 16 of the NPPF sets out the policy approach to conserve and enhance the historic environment.

Paragraph 207 of the NPPF states that LPAs should require an Applicant to describe the significance of any heritage asset affected by proposals, but the level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact upon its significance. Where development has the potential to include heritage assets with archaeological interest development should be required to submit an appropriate desk-based assessment and where necessary undertake further field evaluation.

Paragraph 208 states that LPAs should identify and assess the significance of any heritage asset that may be affected by a proposal. This assessment should be taken into account when considering the impact of a proposal upon a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 requires that, in determining planning applications, LPAs take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, but also the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 makes clear that when considering the impact of development proposals on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important the asset the greater the weight which should be attributed to its preservation. The significance of an asset can be harmed through alteration or destruction of the heritage asset and development within its curtilage.

Paragraph 215 of the NPPF suggests that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

At Annex 1 to the NPPF, Paragraph 232 confirms that existing policies should not be considered out of date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them according to their degree of consistency with the Framework and policies should not be regarded as out of date on the basis that the most up to date housing need figure (calculated in accordance with the standard method) is greater than the housing requirement set out in adopted strategic policies, *for a period of 5-years from the date of the plans adoption*.

Planning Considerations

Planning legislation requires that planning applications and appeals must be determined in accordance with the Development Plan unless material considerations indicate otherwise, or the policies contained within the plan are inconsistent with the provisions of the NPPF.

Additionally, if the relevant policies are considered out of date, for whatever reason, then the second bullet point of Paragraph 11 of the National Planning Policy Framework becomes engaged, and planning permission can be granted unless there are adverse impacts and only then if these are such that they significantly and demonstrably outweigh the benefits of the proposals.

As such the Local Plan is therefore the starting point for decision making. Proposed development which accords with an up-to-date Development Plan should be approved without delay. Proposals need to be assessed against the Development Plan as a whole. If proposals accord with the majority of policies but there is friction with others, then the Council must consider what weight is to be attached to the various objectives and policies to which the proposals accord and to the features that cause friction with others. Notwithstanding this, if any infringement of policy, minor or otherwise, can be offset by the use of other measures then these should be used rather than a refusal of planning permission which could otherwise have been allowed. Clearly it is up to the decision maker what weight needs to be attached to particular matters; the decision maker will however have to demonstrate that their approach is well considered, justified and reasonable in all other respects.

As discussed earlier within this Statement, the applications now before the Council are made in the context of the existing grants of Full Planning Permission (Ref.

PL/2024/09449) and Listed Building Consent (ref. PL/2024/09842) for: *“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”*.

The development now proposed seeks to make minor amendments to the existing planning permission in the frame of the s73 Application, and with respect to the Listed Building Consent for revisions to the details as already approved and supplemental works to the interior and exterior of the Grade II listed building pursuant to the detailed investigative works which have occurred in commencing the approved development on site, and which have been the subject of discussions with the Council's Conservation Officer.

The Applicant has made appropriate changes pursuant to this positive engagement and following meetings had on site to discuss the necessary additional works and minor modifications to the details of the existing permissions.

The plans and other technical information as submitted set out clearly those changes as are now proposed, and the details are discussed within the 'Proposed Development' section of this statement for ease of reference.

The proposed works will deliver a high-quality development, that seeks to best preserve the historic fabric and interest of the Grade II listed building and which meets the requirements of the Local Development Plan and National Policy in full.

Principle of Development

The principle of development is already established. The Council have granted consent for the overarching pattern of works relating to the refurbishment of the Grade II listed hotel and the additional extensions to the building to enable the delivery of a 5-star hotel offering at the centre of Salisbury, including the roof-top bar.

The applications now before the Council seek to rationalise elements of the development to respond to further investigative work which has taken place within the listed building and to make minor changes which from an operational standpoint will enable a more functional day to day operation on the hotel.

A detailed schedule of the works is set out above and is as shown in detail on the submitted drawing package and described within the Statement of Remedial Works where relating to features of heritage interest, predominantly restricted to the external façades of the building which were not dealt with in detail at the time of the last application.

Fundamentally the nature of the works remains unchanged and thus the vehicle of this s73 Application and accompanying LBC is an appropriate means of securing permission for the amendments proposed.

It is not considered that the development will give rise to any harm to the historic interest of the listed building as derived from its fabric and moreover, the works of repair as associated with the broader pattern of works to the building will enable the essential preservation and enhancement of the listed building ensuring its continued contribution to the character of the Salisbury City Conservation Area in a manner consistent with its statutory protected status.

The development continues to offer the same 13 No. suites and thus the same level of over-night accommodation as previously approved. The location of one of the suites has been altered to allow for the enhancement of the spa and treatment facilities offered on site, however fundamentally this has not diminished the level of accommodation on offer.

The development continues to offer the same broad economic benefit to the city of Salisbury with the fundamentals of the permission unchanged and therefore it is neither necessary nor appropriate for the Council to revisit the matter of compliance with Policies CP22, CP39 or CP40 of the Wiltshire Core Strategy (2015) or broader compliance with the direction of the National Planning Policy Framework in this regard.

Impact upon Designated Heritage Assets

The Cathedral Hotel is located within the core of Salisbury City Centre and firmly within the Salisbury Conservation Area. The Conservation Area is itself a designated heritage asset and thus the impact of the development proposed upon the designation must be considered.

The broader pattern of development was subject to detailed consideration by the Council at the time of the previous applications. The approach to the site remains fundamentally unchanged at the time of the current applications and thus in terms of the impact of the overarching pattern of works upon the Grade II listed Cathedral Hotel and the Salisbury City Conservation Area, these are not matters that require revisiting.

The Council should consider in this respect only the matter of the amendments or additional works now proposed with respect to their impacts upon the designated heritage assets. Such consideration should however occur in the frame and context of the broader pattern of development as already approved.

We have resubmitted the Heritage Statement (HS) prepared by Forum Heritage Services (FHS), which accompanied the previous applications for completeness. The FHS demonstrates a clear understanding of the significance of the various assets and thus it remains a relevant document at the time of considering the additional/amended works now proposed.

We shall not go through the significance of the various assets peripheral to the site again in detail to avoid unnecessary repetition, as the impact upon the significance of the other local designated or undersigned assets, as derived from their setting, does not change at all as a result of the works now proposed. The only changes are to the Cathedral Hotel itself and the manner in which it is read from the Conservation Area.

As previously noted, the significance of the Cathedral Hotel as a Grade II listed heritage asset is held in its architectural and aesthetic significance, largely portrayed by its principal elevation fronting on to Milford Street. The building has however seen subject to significant alteration over the years, most significantly around 1929 when it is understood that the third floor and the eastern range of the building was introduced. At this time, it also appears that the rear façade of the building was largely reconstructed, and many internal changes also occurred.

In this case, the development proposed physically affects the listed fabric of the building. The listed fabric of the Cathedral Hotel contributes towards its architectural (aesthetic) and evidential (historical) value from which the building largely derives its significance. It is also noted that there is some significance to be derived from the historical associative value of the Cathedral Hotel with the Author Dorothea L Sayers; per the plaque provided at the property by Salisbury Civic Society.

The development works will affect the significance of the Grade II listed building, however the assessment per the direction of Policy CP58 of the Core Strategy, and set out in detail at Section 16 of the Framework, is whether or not the works will result in substantial harm to the heritage asset that cannot be outweighed, less that substantial harm that is outweighed by the public benefits of the development including securing the assets' optimal viable use, or no harm that must be determined.

The development must be considered as a whole in view of the full details proposed; however, we consider that the development proposed will result in sympathetic changes to the listed building which either will result in no harm, or the lower limits of less than substantial harm that are outweighed by the public benefits and with respect to the broad pattern of sensitive reparative works to the building facades as set out within the Statement of Remedial Works, prepared by Corstorphine and Wright architects.

It is appropriate to consider the internal and external pattern of works proposed separately in this respect, as the former will have no material impact upon the contribution of the building to the significance of the Conservation Area, but rather only with respect to the significance of the listed building itself.

With respect to the internal works already approved by the Council, the development now proposed does not seek to make any substantial changes. Minor modifications are proposed across the building with respect to operational enhancements, small additional linen stores, the position of doorways within new walls or modern fabric and other nominal arrangement details. The most fundamental change is the swapping of one of the suites with the former location of the spa/treatment room, which itself is now enlarged. The layout of internal walls however has not fundamentally changed in order to facilitate this and there is no material impact upon the significance of the listed building as a result of this change.

The applicant, as part of discharging Condition 3 of permission ref. PL/20224/09842, submitted to the Council a clear Schedule of Historic Interest and confirmed the design

response to each of the features of interest in order to either better reveal or preserve the significance of the features and ensure their integration into the proposed internal finish of the development, or equally their preservation covered sensitively by modern fabric. There is no material change proposed to the details as approved by the Council in this respect and these details can therefore be carried across to any new grant of consent.

Internally therefore the changes are very modest and do not give rise to any material impact upon the significance of the listed building. The original walls and features are preserved and the development continues to prioritise the minimisation of the loss of historic fabric and retention of original plan form where possible.

With respect to the internal works, it is therefore considered that the development is preservative and better reveals the interest of the heritage asset giving rise to no harm to its significance. We do not consider therefore that the development presents any conflict with Policy CP58 of the Wiltshire Core Strategy or Section 16 of the Framework in this regard.

Turning to the external works proposed, there is no material change to the scale or massing of the extensions proposed and previously approved by the Council. This includes the roof-top bar, the rear stair core and the ground floor restaurant/kitchen replacement. The changes primarily relate to the articulation of these building elements, the position of glazed openings within them and finer detailing following specification of the various building elements with suppliers as part of the tender process to facilitate construction, and further to finalising of detailed mechanical assessment work to ensure that the development provides a high quality environment for future guests and other occupiers. The modifications in this respect relate to the new built fabric and do not seek to make any material change to the arrangement of original openings within the façades of the listed building beyond those previously approved to the rear and the arrangement of the ground floor shop frontage; which itself is modern. The changes proposed to these new-build elements previously approved by the Council will have no material impact upon the significance of the Grade II listed building.

Alongside the changes as discussed above, the Applicant is proposing works principally to the front and rear facades of the building. Many of these works are reparative and seeking to restore the condition of existing building elements that have become work or degraded over the lifetime of the building or which have been subject to unsympathetic modern interventions; the Schedule of Remedial Works submitted discusses these points in detail. In addition to this, works are proposed to the existing bay window on the front façade of the hotel which extends from first floor through to third floor. Due to multiple points of water ingress as a result of both poor management of rainwater run-off and the failure of existing building fabric due to the passage of time, large areas of this building elements are rotten and incapable of being saved. It is also the case that, due to structural loadings imposed on this element of the building over the years alongside this failed building fabric, that the condition of structural timbers supporting the bay window is also poor. In order to remedy the position the applicant has submitted detailed drawings explaining how structural steel supports will be

introduced at the base of the bay window, supporting new timber columns running through the bay, to replace those that are damaged and in need of replacement, and enabling the retention of other otherwise serviceable building fabric. The details as submitted have been subject of initial discussions with the Council's Conservation Officer and it has been agreed that in principle the works are appropriate and will not have a detrimental impact upon listed fabric, but rather enable the broader retention of the bay window and preserve its appearance as read from Milford Street and within the Salisbury City Conservation Area. The changes will have no material impact upon the significance of the Grade II listed building or the Conservation Area in this respect.

Minor amendments are proposed to the shop front glazing at ground floor level, to enable the addition of glazed and opening top-lights, which will facilitate purge ventilation should this be required. The changes do not detract from the high quality appearance of the shop front and will maintain the position contribution that the replacement would make to the street scene in place of the existing modern shopfront, better replicating its historic arrangement and appearance. There will again be no material impact upon the significance of the Grade II listed building or the Conservation Area in this respect.

In totality, the changes now proposed are modest in the scope of the overall pattern of works the Council has previously approved in relation to the site. The works now proposed do not seek to detract from the high quality development that the Council has approved but rather add further detail and demonstrate better understanding of the condition of various aspects of the building following initial works to remove modern fabric and understand the condition of various elements of the historic fabric which could not otherwise be properly understood without undertaking the initial phase of work. The proposals will preserve and enhance the listed building, enabling its significance to be read and understood and the building to be faithfully preserved within the Milford Street street-scene, contributing positively to the character of the chequer and the Salisbury City Conservation Area. The Applicant does not consider that there will be any harm arising from the works as proposed and thus, the proposals accord with Policy CP58 of the Wiltshire Core Strategy and Section 16 of the Framework in this regard.

Impact upon Neighbour Amenity

There is no material change proposed to the relationship between the application site and its surrounding built content. The Council have previously consented the overarching pattern of development and the proposals before the Council seek only to make minor changes to this arrangement.

In this regard there is no material change to the arrangement of glazed openings to introduce changes in the relationship between properties from an amenity perspective. There is no change to the extent of the various entertaining spaces (roof-top bar, restaurant, jazz bar etc.) within the building, or to the extent of external space available at roof level and within the rear courtyard. The impact arising from noise, disturbance or lighting therefore remains as approved by the Council and subject to either details as conditions or submitted as part of the application. There is no reason or need to revisit these matters at the time of these applications.

None of the works proposed take the development any closer to the boundaries of the property or otherwise impact upon neighbour amenity for either commercial or residential occupiers

We do not consider that there will be any unacceptable impact or harm in this regard and there will be no conflict with Policy CP57 of the Core Strategy.

Technical Matters

The following sections provide an overview of the Applicant's position on those technical matters which whilst pertinent to the Authority's original consideration of the pattern of development, remain fundamentally unchanged now.

Highways Impact

At the time of the last applications, the Applicant instructed the services of Paul Basham Associates (PBA) to assess the impact of the development proposed upon the local highway network and to prepare a detailed access strategy which considered vehicular, pedestrian and cycle movements having regard for its setting within Salisbury City Centre.

Policy CP60 of the WCS makes clear the support that the Council give towards the reduction of the use of private cars and towards encouraging the use of sustainable transport options, such as public bus and rail transit links. The application site is located within Salisbury City Centre, in a location where there is access to bus and coach links to local tourist attractions, services and facilities and both smaller and major local settlements. the site is also in appropriate walking distance of Salisbury Train Station whereby access is provided to the National Rail network, allowing for journeys much further afield in a sustainable manner.

Policy CP62 of the WCS directs that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. The Cathedral Hotel does not currently have any access to private parking provision. Staff, guests and cliental have previously all made use of public car parks, or sustainable transport opportunities to access the premises. The approved pattern of development did not seek to materially change this pattern of access for staff, general cliental, or hotel guests and there is no further change now proposed at the time of these applications.

There is no change proposed to the number of guests, staff or general cliental which are likely to attend the premises as a result of the operational development works now proposed. There remain therefore no impacts upon the local highway network and the development complies with the direction of the Local Plan and National Policy in this regard.

Drainage and Flooding

At the time of the last applications, the Applicant instructed the services of Paul Basham Associates (PBA) to undertake a Flood Risk Assessment (FRA) and prepare a detailed Drainage Strategy (DS) for the development and set out the approach to both surface water and foul drainage for the site.

Details were subsequently approved by the Council pursuant to planning Condition 7 imposed on permission ref. PL/2024/09449. The development will continue to be carried out in accordance with those details as approved and there is no change to the strategy now proposed in this respect.

The development therefore is acceptable and in accordance with Local or National Policy in this respect.

Ecology and Biodiversity Interest

The Applicant instructed the services of Lindsay Carrington Ecological Services (LCE) to assess the ecological interest of the site and the potential for biodiversity enhancements as part of its development at the time of the previous applications.

The survey work undertaken demonstrated that, having regard for the urban nature of the site, and the absence of landscaped features, that there is very little existing ecological or biodiversity interest.

There has been no change to this position and indeed the Council accepted that, having regard for Biodiversity Net Gain (BNG) the site is exempt from the requirement to demonstrate a net enhancement of 10%, as a result of the existing level of interest falling beneath the de minimis threshold of less than 25sqm of priority habitat.

Policy CP50 of the Core Strategy requires that appropriate consideration is given to biodiversity interest and opportunities for biodiversity enhancement within the context of all development proposals. The Applicant clearly discharged these obligations in this respect at the time of the previous application and demonstrated how appropriate enhancement can be accommodated at this urban site to deliver a net gain, notwithstanding the fact that the development is exempt from the requirements of Biodiversity Net Gain (BNG).

There is no need to revisit this matter at the time of the current applications.

Landscape and Townscape Impact

The Applicant instructed the services of UBU Design to undertake an assessment of the local landscape and townscape character and importance of the site in visual and character terms, having regard for its sensitivity and the sensitivity of local receptors through a detailed Townscape Visual Impact Assessment (TVIA). This assessment supported the previous application and indeed, the Council accepted its findings.

There is no material change to the extent or nature of the development now proposed which has required this assessment to be revisited. The schedule of works is clearly discussed and comprises broadly minor changes to the existing approved pattern of development alongside other reparative works to the listed building.

The TVIA strongly informed the design strategy for the roof top bar and the overarching pattern of development and the approach to these elements remains unchanged. There is no additional townscape sensitivity that arises from changes pursuant to the

previous grant of consent that requires consideration and again this matter does not require revisiting.

As per the previous conclusions of the TVIA, we do not consider that there will be any broader impact upon local landscape or townscape character, and we perceive there to be no conflict with Policy CP57 of the Core Strategy or Section 12 of the Framework in this regard arising from the proposals.

Archaeological Impact

The application site is located within the historic core of the settlement of Salisbury and as a result appropriate consideration has been given to the potential for archaeological significance on site. At the time of the previous grant of consent, the Council imposed an appropriately worded condition (Condition 8 imposed on permission ref. PL/2024/09449) requiring the Applicant to submit a Written Scheme of Investigation (WSI) and archaeological watching brief with respect to works of demolition and ground investigation which were to take place in the implementation of the development. These works have now been completed and the appropriate details of the condition have been discharged accordingly to date.

The WSI and watching brief remain in place and will continue to inform the works on site. There is no need to revisit this element again as part of the current applications.

Air Quality and Odour

The Applicant instructed the services of Ramboll Limited to undertake an assessment of the impacts of the development upon local air quality having regard for the existing baseline (albeit ceased) hotel operation on site and the proposed pattern of development. The Council was content with this assessment at the time of the previous application and indeed imposed Condition 5 on permission ref. PL/2024/09449 requiring the extraction system installed on site to comply with its recommendations.

The Applicant has now specified the proposed extraction system, which accords with the details set out within the Ramboll Odour Assessment (dated October 2024) and the development shall be carried out in accordance with these details. There is no need to revisit this matter at the time of the current applications.

Noise Impact

With respect to the potential noise impacts of the development, the Applicant instructed the services of Clarke Saunders Acoustics (CSA). CSA prepared a Noise Impact Assessment (NIA) which formed part of the previous application. Once again, the Council was content with this assessment and indeed imposed Condition 5 on permission ref. PL/2024/09449 requiring the extraction system installed on site to comply the recommendations of the Clarke Saunders Acoustics Report (dated October 2024) alongside those of the Ramboll Odour Assessment.

There is no need to revisit this matter at the time of the current applications.

Lighting Impact

The Applicant instructed the services of Michael Grubb Studio Ltd to prepare a Lighting Impact Assessment which was approved by the Council and conditioned under Condition 9 on permission ref. PL/2024/09449. The development is required to accord with the details as set out within the Lighting Impact Assessment (dated October 2024) and there is no change proposed to the pattern of development in this respect as part of the current applications.

This matter therefore also does not require revisiting at this time.

Other Matters

The existing permissions are not subject to a s106 legal agreement. There will be no requirement for such agreement should the Council consider it appropriate to grant this s73 Application and application for Listed Building Consent.

The Council will be well aware that the development is liable for CIL and the Applicant has previously submitted to the Council the appropriate paperwork to confirm the lawful commencement of the development and made payment in accordance with the CIL Demand Notice as raised.

The Applicant has provided clear details of the very modest change in built floorspace relative to the extant grant of consent and this is reflected on the CIL forms as submitted. The Council will be aware that any CIL charge levied must be based on the CIL charging rate in force at the time that consent was originally granted and thus the rate of indexation should reflect the position on 20th June 2025.

It will be for the Council to issue an updated Charging Notice accordingly.

Should the Council require any further details in relation to the development now proposed, we will be happy to provide them on request.

Conclusion

The Applicant has applied to Wiltshire Council under Section 73 and through an associated application for Listed Building Consent to make changes to the existing grant of permission for works to the Cathedral Hotel under Application Refs. PL/2024/09449 and PL/2024/09842. There is no change proposed to the operative nature of the development, but the works now seek to incorporate appropriate changes to the schedule of development previously approved to respond to further works of repair and refurbishment necessary to best preserve the historic fabric and interest of the Grade II listed Cathedral Hotel, and to make changes in the interests of the operational efficiency and quality of the hotel. The changes are both internal and external and expressed clearly on the submitted plans and associated package of information.

The details as set out within this Planning Statement and the detailed package of plans and technical documentation that are submitted alongside the application are

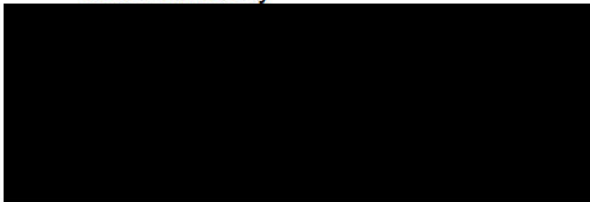
comprehensive and provide the Council with a fulsome package of technical information against which to determine the applications.

The Applicant has sought to demonstrate how the development will integrate positively with its existing built context within Salisbury City Centre and will, in view of those details already approved by the Council deliver further enhancements to the Cathedral Hotel in a manner that best respects and preserves its interest as derived from its historic fabric and architectural interest.

The principle of the development has been firmly established by the previous grant of consent and the matters before the Council for its consideration are limited to those changes as now proposed. The applications are prepared in the context of the details as have already been discharged pursuant to planning conditions imposed on the original grants of consent and indeed it is the Applicant's intention that those details are carried forward where unchanged should the Council be content with the details now presented and thus the consents be forthcoming.

We consider that the development as proposed, complies with the provisions of the Local Development Plan as set out within the Wiltshire Core Strategy (2015) the saved policies of the Salisbury District Local Plan (2011), and National Policy within the Framework when read as a whole and will give rise to no unacceptable harm. Planning Permission under Section 73 and Listed Building Consent should therefore justifiably be granted.

Yours sincerely



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Encl.

- ABs1 Decision Notice – Full Planning Application Ref. PL/2024/09449
- ABs2 Decision Notice – Lawful Development Certificate Ref. PL/2024/09842