

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02774
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	18 The Close
DESCRIPTION OF WORKS:	Repair of the Close Wall to N of 17 and 18
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

The application relates to a length of the grade I listed Close Wall along its northern section. It is bounded by the curtilages of listed buildings on both sides, 17 and 18 The Close are both grade II* and 1-5 New St are grade II, and all are within the Salisbury City Conservation Area.

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

THE CLOSE 1. 1594 The Close Wall SU 1429 NW 3/1A SU 1429 NE 4/1A SU 1429 SW 5/1A SU 1429 SE 6/1A 28.2.52. GV 2. The Close Wall is virtually intact on the south, east and north sides of the Close Land. The date of a building probably 1331, which Edward III granted permission to use material remaining at Old Sarum for the purpose. To the south in the Close itself the wall runs from the South on Harnham Gate qv, behind No 72 and 73 qv The Close extending west for approximately 208 ft then returning north to entrance of No 71 (South Canonry) qv for 119 ft. All this part has been rebuilt partly at later date, approximately 6 ft high, flint rubble with brick bands with tiled coping. From No 74 (Southgate House) The Close qv to the rear of No 4 St Nicholas's Road qv, a stretch with walkway, 322 ft ashlar blocks, approximately 10 ft high, no crenellation. A short break of some 10 ft rebuilt with stone-flint rubble and brick, then one of the most complete sections of the original wall running to the corner of Exeter Street qv and returned along this street to the level of the Brickett's Hospital on the opposite side, approximately 740 ft with short return section back into Close. Crenellated with walkway ashlar blocks, numerous small Norman panels from Old Sarum carved with flowers, chevrons etc. At the very end of this section, nearly level with Brickett's Hospital a projecting platform on 5 large stone brackets. The following section along Exeter Street up to the Bishop's Gate qv The Close, has had some alterations and is lower, no crenellation, stone and flint panels and some brickwork. Tiled coping to 1st lower section of some 30 ft. From Bishop's Gate to point level with No 82 Exeter Street, approximately 416 ft, the wall is about 6 ft high with tiled coping, stone with some Norman Old Sarum decorated panels. From this point to St Anne's Gate qv the wall is original height with crenellations and walkway, approximately 208 ft. Another intact and similar crenellated section from St Anne's Gate along St John's Street qv to the north east corner of the Close Lane, some 160 ft. To the north the wall is lower and has been partly rebuilt and patched at various dates, stone rubble, some flint panelling, brick bands and capping. On this side it is largely concealed as it forms the boundary wall between the houses on the north side of the Close and those that back onto it from the south side of New Street qv and Crane Street qv. From east to west: on New Street it forms the south boundary wall of Alexander House, Nos 1 to 49 (odd) and the College of Art for approximately 730 ft. Continued as the south boundary wall of No 47 High Street qv for approximately 100 ft until it runs into Nos 48-48A The Close qv and the North Gate. At this end part of ditch remains. On the Close side the wall

forms the north boundary of Nos 15, 16, 17, 18, 19, 20, 32 and 48-48A qv. To the west of the North Gate on the Close side it runs at the back of No 33A, Mompesson House and No 54 qv for 312 ft. Another stretch with walkway approximately 208 ft to the north of Nos 56A and 56B The Close continued by lower rebuilt walling with lean-to additions down to the Avon. On the north side the wall forms the north boundary of No 64 High Street qv and then on Crane Street qv Nos 87, 89, 91, 95, 97 and 99 and 101 (Church House and Audley House).

All the listed buildings in the Close form an outstanding group.

Listing NGR: SU1423429762

RELEVANT PLANNING HISTORY

PL/2022/03615 Repair and localised dismantling and re-bedding of the western face of the Close Wall within the grounds of the Bishop Wordsworth's School. Approved 01/07/2022

PROPOSAL

Repairs to include new stone, rebedding of existing, repointing and relaying the walkway, and installation of four tie rods with circular pattresses. Works to be overseen by the cathedral archaeologist.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Salisbury City Council – "No comment."

Historic England – *"Thank you for your letter of 12 May 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application."*

Historic England support the proposals to repair and stabilise the Close Wall to the north of Nos. 17 and 18 The Close. The Close Wall is listed Grade I for its exceptional interest as a medieval defensive structure that was built to enclose Salisbury Cathedral Close and incorporates reused material from Old Sarum. The wall is incomplete and has been altered in some areas with the crenelated parapet or original internal defensive wall walk removed. The stretch of the wall at the rear of Nos.17 and 18 The Close retains both these elements and, alongside other similarly well-preserved sections of the wall, is therefore of particular significance.

We note that tie rods have been proposed as the least intrusive option and that potential alternative methods of repair, such as rebuilding the wall, would be more harmful. Re-paving of the wall walk is required to prevent ongoing structural damage caused by water and vegetation penetration through the paving. The Design and Access Statement notes that 'any identified original chamfered stone in a salvageable size and condition will be integrated into the repaving following reassessment on site'. We welcome this proposal to reuse the wall walk stones where possible and minimise loss of significant historic fabric.

Recommendation

Historic England supports the application on heritage grounds. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course."

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The application provides comprehensive assessments of heritage significance and impact of the proposals thereon. It is fully understood by all involved that the wall is of exceptional significance and that the sections involved in this scheme are among the earliest and most intact. Drawings, based on rectified photographs, mark every stone and are clearly annotated.

The extent and justification for the work is clearly set out with input from a structural engineer. The issues originate with plants and water ingress leading to movement and deterioration: this will be addressed by relaying the paving across the south side of the wall, reusing Chilmark stone of sufficient size and employing new to replace the concrete slabs, all with tighter and well-pointed joints to shed water more effectively. Some of the more structurally significant walkway corbel stones are broken and incapable of serving their purpose: these are to be replaced in matching stone. Stones with any surviving moulding will be reincorporated. Several areas previously patched with small stones (apparently C20 work) and with missing stones will be reinstated at the appropriate size: these are all shown on the drawings. A few small areas of tile-creasing are also proposed, these are to be seen in several areas of the wall outside of the site and would be appropriate.

The section to the south of 1 New St has a pronounced bulge and hinge. This needs urgent attention and the structural engineer is satisfied that this can be adequately resisted by the installation of four tie rods. These will require the drilling of some stones, but there are no less invasive alternatives, as explained in the submission, and the visual impact unremarkable. Historic England agrees.

A section referred to as the 'south return wall' forms the northern end remnant of a wall between 17 and 18. This has a large area of loose stone and flint that will be carefully reinstated without the cement mortar that was applied in the C20. This section of wall is a curtilage listed structure of one or both of the houses rather than part of the Close wall, and outside of the red line of the application. These works are necessary repair with no intention to alter the character of the structure (the works are less intrusive than to the Close wall), this is work that might reasonably have been deemed not to require consent, and in any event, has now been considered in full detail by Historic England and the local planning authority.

Specification of the works has involved the cathedral's architect, archaeologist, clerk of works and consultant structural engineer, while the works will be carried out under supervision of the head mason of Salisbury Cathedral Works Department.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This

responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

The works to this exceptional structure are clearly justified and specified in the application, and offer a significant contribution to ensure its long-term condition. The approach to the work and proposals are very similar to those approved to another section in 2022. The works are therefore considered acceptable with regard to the character and significance of the listed building, the setting of other listed buildings and the character of the CA, in line with the aims of sections 16 and 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Subject to conditions

Plans