

HERITAGE IMPACT ASSESSMENT

In respect of:

REPLACEMENT REAR EXTENSION & ALTERATIONS

At:

25 THE CLOSE, ROSEMARY LANE, SALISBURY, SP1 2EH

On behalf of:

Mr & Mrs Yuan-Richards

Date:

August 2026



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1.0 Introduction

- 1.1 25 The Close is a Grade II* listed building of considerable architectural and historic interest, the significance of which mainly derives from its age, the evidence of its evolution provided by its plan form and fabric, and the wealth of architectural features.
- 1.2 This report accompanies applications for planning permission and listed building consent for replacement of the additions at the rear of the house with a single-storey extension, replacement of the existing garage and shed with a single garage and minor alterations to the interior and exterior.
- 1.3 The report describes the impact of the proposals on the heritage assets and their settings to fulfil the requirements of the National Planning Policy Framework (NPPF, revised December 2024), and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 A Heritage Assessment (AKA a statement of significance) was produced for the site in November 2025, and this was used to inform the application proposals. That document should be read in conjunction with the current report.
- 1.5 A pre-application enquiry was submitted in December 2025 for 'Replacement rear single storey extension. Replacement garage with bin store. New enclosed rear porch. Replacement roof windows. 2 New rear dormer windows. Internal alterations as shown on plans' (reference ENQ/2025/02076). The pre-application response confirmed the proposed alterations and extensions were acceptable in principle except for the works to the garage roof. The conservation officer suggested returning the continuity of the wall capping to its earlier detail and set the garage roof back (thus reducing the impact of the roof on the character of the lane).
- 1.6 Other comments made by the conservation officer in the pre-application response were:
 - Replacement rear extension - Raised no concerns and would be an improvement in design
 - Enclosed rear porch – Modest work, no loss of historic fabric or impact on circulation, no concerns
 - Replacement rooflights – Subject to accurate drawings, no concerns and an improvement over the existing

- New dormers – Would involve cutting of a few common rafters, would have harmless visual impact - provided the dormers have slim cheeks, are of traditional materials and do not have rainwater goods
- Internal alterations – All considered to be minor and would raise no concerns subject to satisfactory design and detail.

1.7 The conservation officer summed up by saying the scheme involved minimal impact on historic fabric while offering a variety of welcome improvements, and subject to satisfactory detailing of the garage roof there were no concerns.

2.0 Summary of Significance

- 2.1 The Heritage Assessment for the site explains that, as a Grade II* listed building, 25 The Close falls within the top 9% of listed buildings nationally and is therefore a heritage asset of particular importance.
- 2.2 The key to the house's high level of significance lies in its origins as a 14th century hall house, the defining layout of which survives; however, the building is ostensibly early 18th century in its fabric and appearance due to the re-casing and adaptation of the house in that period.
- 2.3 The Assessment highlighted that the medieval plan form and the 17th and 18th century architectural features are the most significant aspects of the house and proposed changes should respect and avoid harm to those elements.
- 2.4 The late 19th century rear extension was deemed of lesser historic value and architecturally unremarkable. The modern glazed lean-to structures were not felt to be of special interest and detracted from the appearance of the house.
- 2.5 The layout at the back of the house, the bathrooms and the spiral staircase was identified as modern and having affected the legibility of the late 18th century additions by Wingfield Brockwell.

3.0 Policy

Primary Legislation

- 3.1 A statutory duty exists under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

- 3.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 3.4 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development 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 should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 3.5 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 3.6 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed

against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 3.7 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 3.8 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Best Practice Guidance

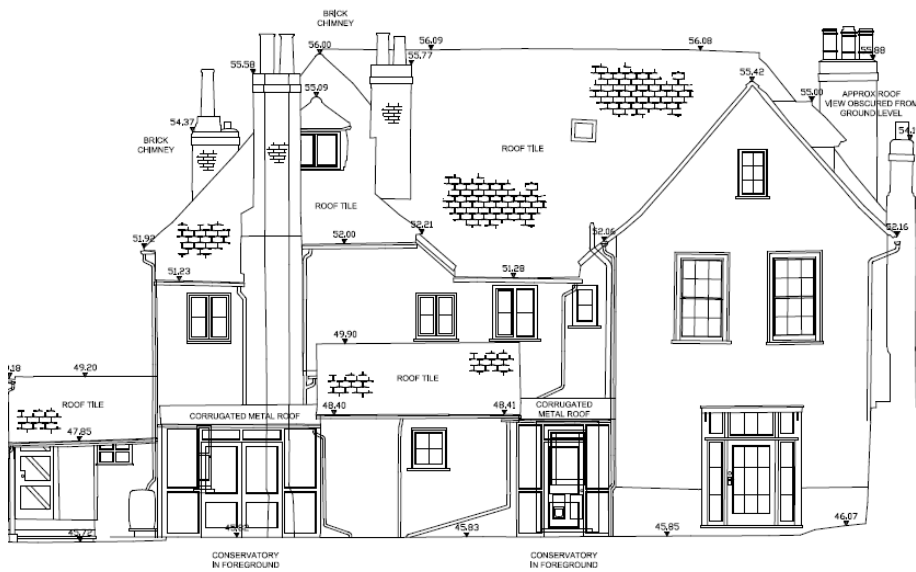
- 3.9 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 3.10 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 3.11 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

4.0 Proposals & Heritage Impact Assessment

4.1 The proposals have been grouped into seven categories within the Design & Access Statement by Favonius Architects. The same number has been applied below.

1. REAR EXTENSION

PROPOSAL: Demolition of the post-1850 lean-to utility room addition and adjacent modern glazed lean-tos. Replacement single-storey timber-frame and glazed dining room extension.



Existing rear (west) elevation

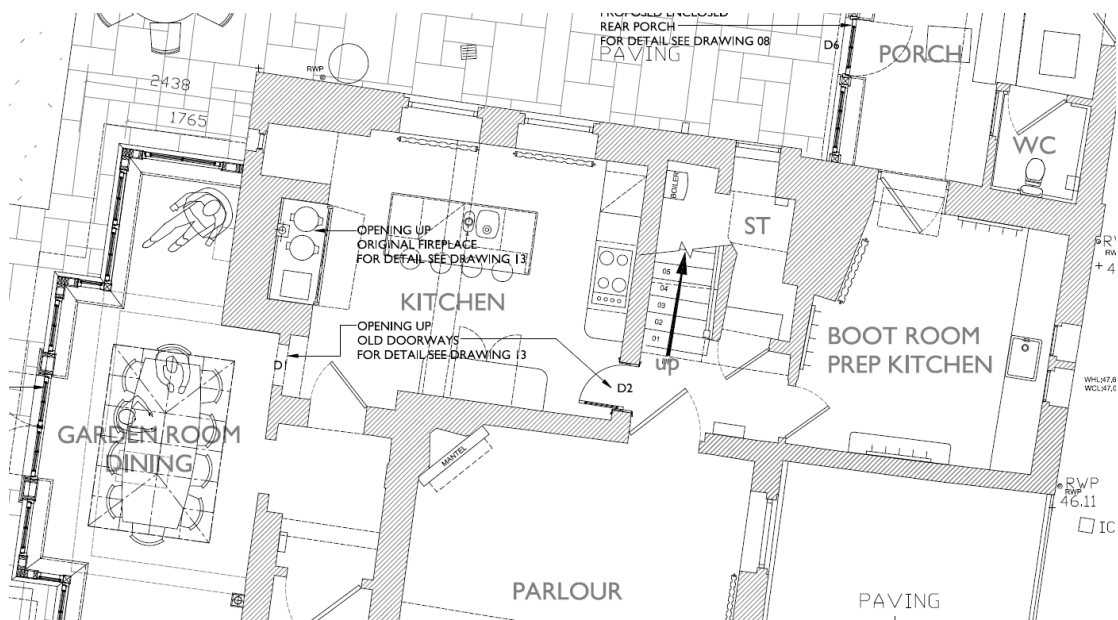


Proposed rear elevation

IMPACT: Removal of the mix of the unsympathetic modern lean-tos and the post-1850 addition of limited value and replacement with a single, more visually coherent extension; no objection raised in principle to the proposal by the conservation officer at the pre-application stage. The replacement structure would be in a position of low prominence, modest in scale and of sympathetic design, proportions and materials. The scale/footprint of the extension would be proportionate to the existing room sizes, and the extension would be subservient to the house. The flat roof of the extension would minimise its visual impact. The contemporary design and large areas of glazing would provide a better contrast with the historic house and be more visually light weight than the existing. The extension would be more transparent than the existing utility room lean-to and leave more of the rear wall exposed above. The proposal would provide a garden room dining space that would enhance the accommodation for modern family living. Overall, an enhancement.

2. KITCHEN ALTERATIONS

PROPOSAL: Reopen the former doorway to the left of the kitchen fireplace for access between the kitchen and new garden dining room. Reopen the blocked fireplace. Reopen the doorway in the SE corner of the kitchen to the back staircase, parlour and proposed utility/boot room.

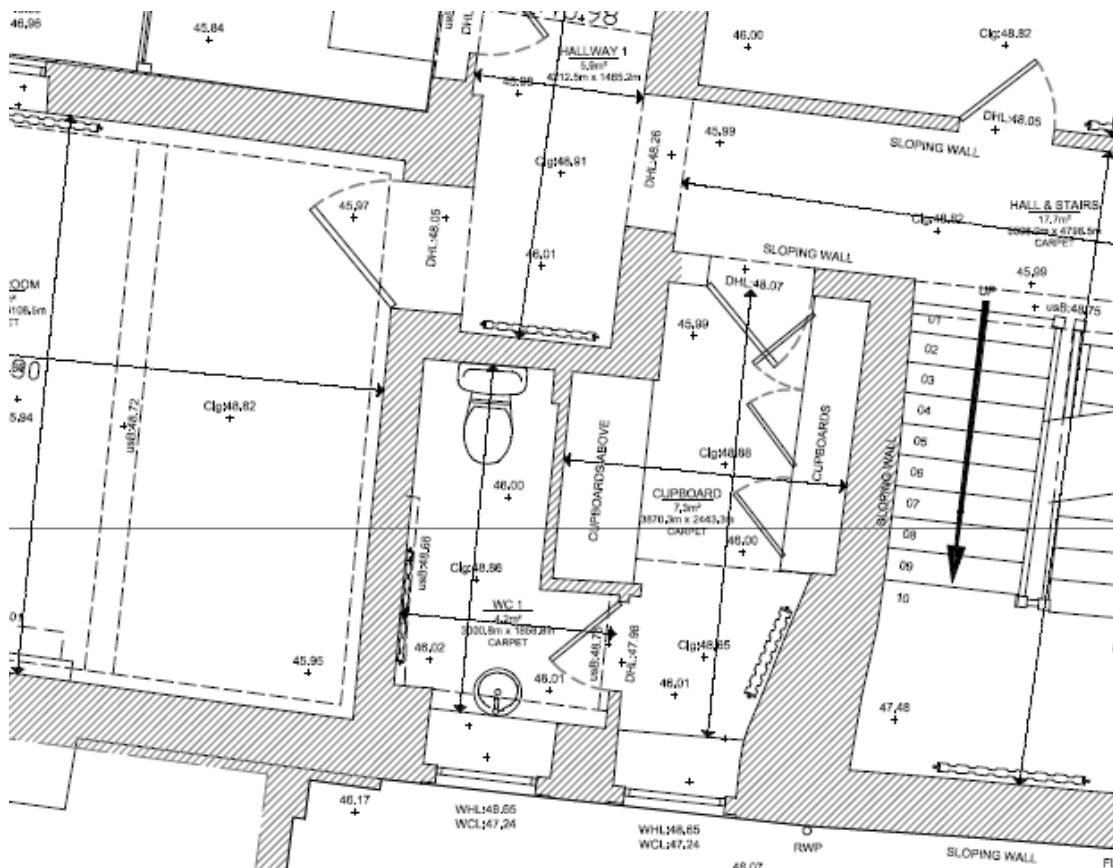


Proposed plan for kitchen

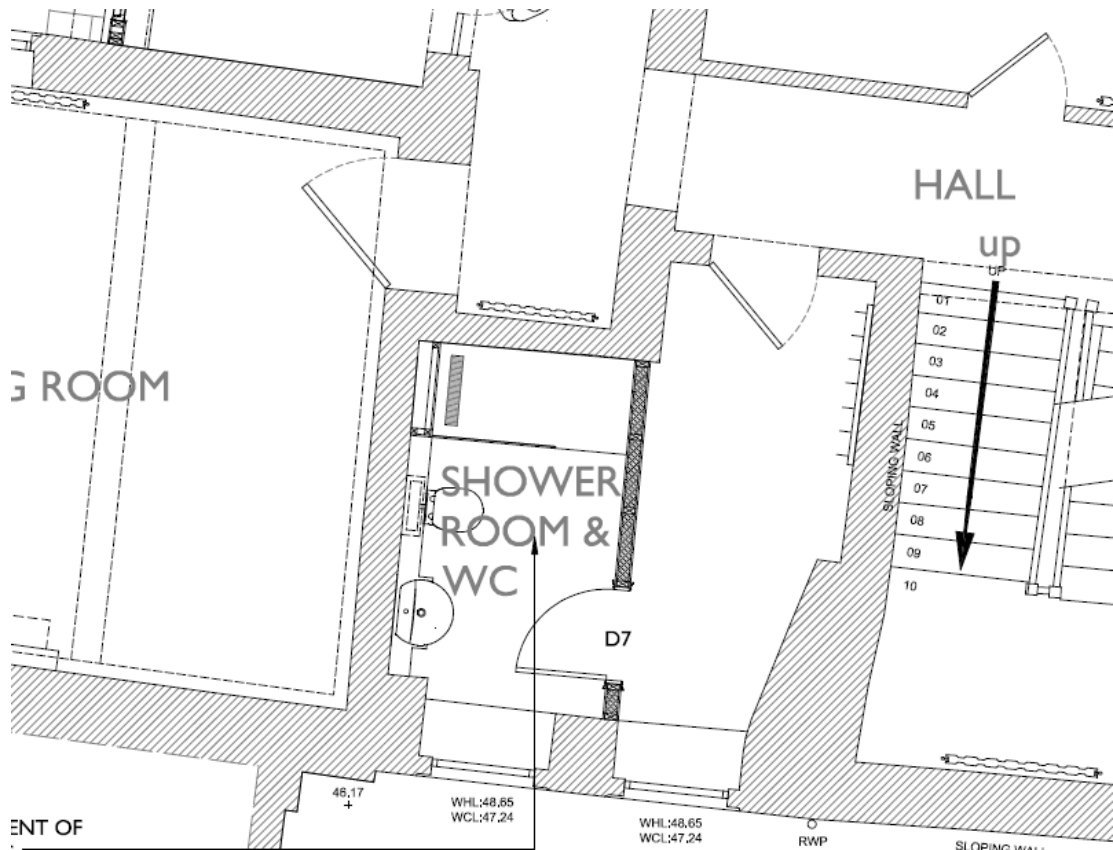
IMPACT: Minor alterations to the layout, supported in principle at pre-application. Reinstatement of two former door openings would improve circulation within the house while restoring the historic plan form and character of the spaces. Reinstatement of the fireplace would reintroduce the important feature and focal point of the kitchen. Overall, an enhancement.

3. CLOAKROOM ALTERATIONS

PROPOSAL: Removal of cupboards and relocation of a modern dog-leg partition within the ground floor cloakroom to create a downstairs shower room and WC.



Existing ground floor plan



Proposed ground floor plan

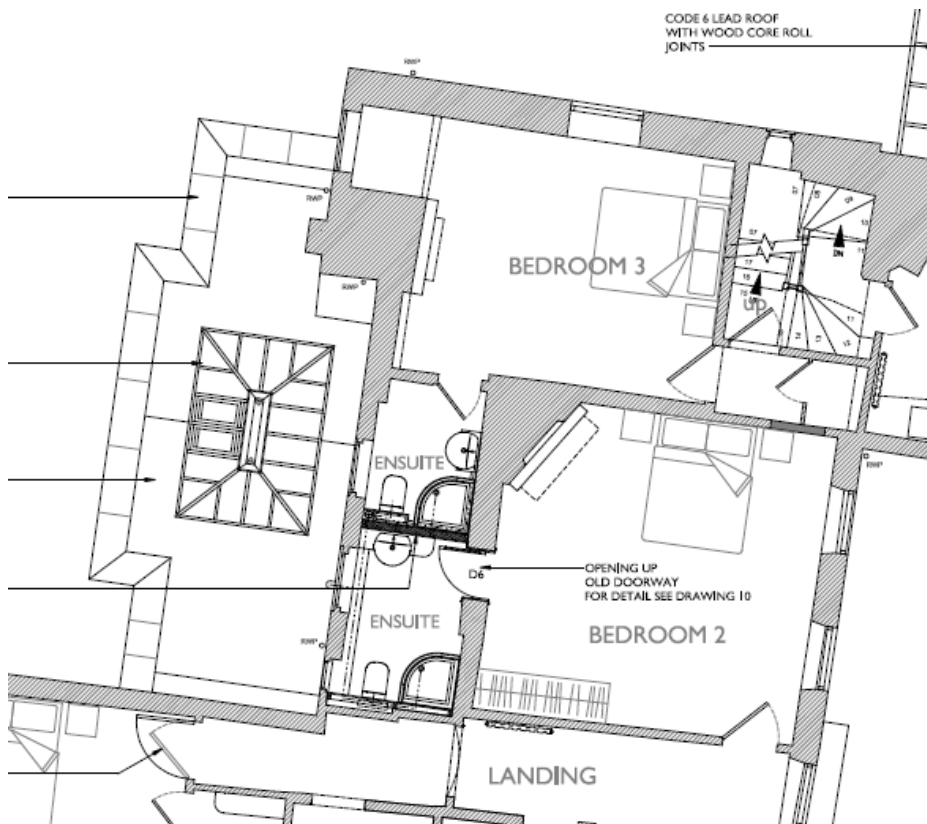
IMPACT: Minor alterations to the layout. No loss of historic fabric or impact on the historic plan form. The replacement stud partition would create a more simplified layout. No harm.

4. FIRST FLOOR ALTERATIONS

PROPOSAL: Alterations to the layout of the WC within the rear of the first floor (the former 'Brockwell' passage) to create 2 No. en-suite bathrooms. Reopening of a blocked doorway in the west wall of Bedroom 2 for access to the southern en-suite.



Existing first floor plan



Proposed first floor plan – reopening of the former doorway and stud partition to create 2 no. en-suite bathrooms

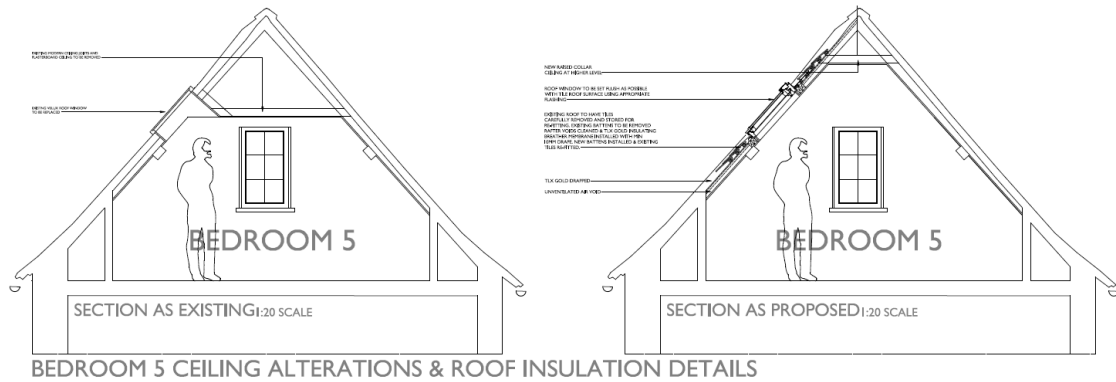
IMPACT: Minor alterations to the previously altered layout. Reinstatement of the doorway between the bedroom and the early C18 rear corridor (see Fig.76 on p134 of 'The Houses of the Close'). Insertion of a lightweight and potentially reversible stud partition. The proposal would improve the usability of the house for modern family living. No harm.

5. SECOND FLOOR ALTERATIONS

PROPOSAL: Installation of two new dormers in the rear roof slope. Replacement of 3 No. standard rooflights in the front roof slope and 2 No. in the southern roof slope with Velux conservation style rooflights. Installation of 1 No. new Velux conservation style rooflight in the northern roof slope. Raise the currently restricted ceiling height in Bedroom 5 (SW corner of the second floor) by removal of the plasterboard ceiling and modern joists at collar level to a higher collar level. Improve the insulation to the roof of Bedroom 5 by installing insulating breather membrane on top of the rafters. Replacement of the 1980s spiral staircase with a new timber spiral staircase.



View looking west within Bedroom 5 – modern plasterboard ceiling and rooflights



Existing and Proposed sections through Bedroom 5 on the second floor

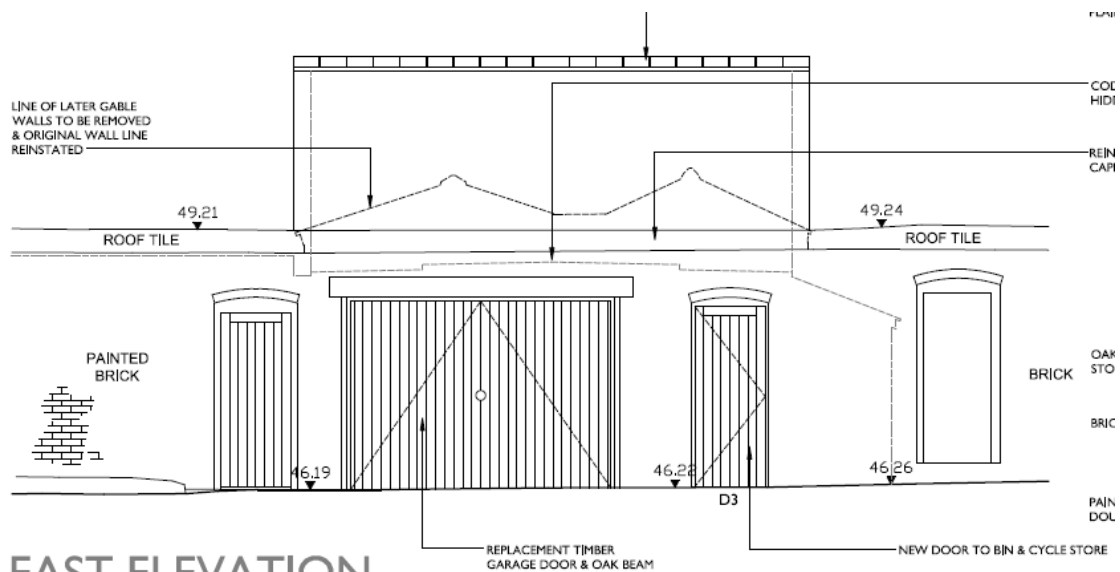
IMPACT: The proposed dormers on the rear roof slope, which would sit above the purlin and require the cutting of a small section of common rafters would result in minimal impact on the fabric and appearance of the house; the dormers would have slender cheeks, be without rainwater goods and be of appropriate scale, design, detail and materials reflecting traditional dormers. There would be significant improvements from the replacement of the standard rooflights with conservation style rooflights, particularly the ones on the front of the house. The new rooflight on the northern roof slope would result in a minimal impact on the roof rafters and appearance. The proposals for the ceiling within Bedroom 5 would affect the 1980s plasterboard ceiling and joists; the historic principal rafters and purlins would remain unaltered. The proposed insulation would improve the thermal comfort of the attic room while reducing energy consumption and would be carried out as part of wider roof repairs; there would be no detectable visual impact. The replacement spiral staircase would be slenderer than the existing and of minimalist design, resulting in less visual impact. Overall, enhancement.

6. REPLACEMENT GARAGE

PROPOSAL: Removal of the modern sheds and ancillary structures. Reinstatement of the top of the front boundary wall and capping. Replacement garage building set with its roof behind the wall, ridgeline parallel with the lane, constructed in Flemish bond brickwork with timber cladding in the upper parts of the gable ends, and having a plain clay-tiled roof. Installation of a new oak finished up-and-over garage door and a new ledged-and-braced personnel door onto the lane.



Double gable of the modern buildings cutting through the boundary wall and capping



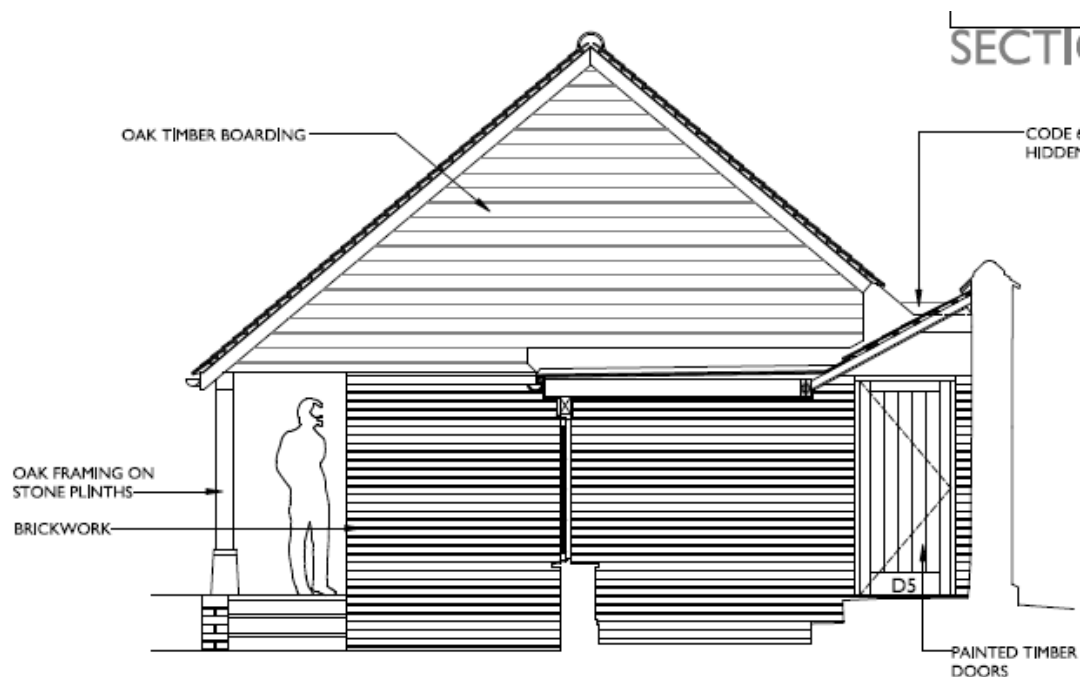
EAST ELEVATION
Proposed elevation onto the lane

IMPACT: The proposals would return the continuity of the wall capping to its earlier detail and restore the important feature of the streetscape thus benefiting the settings of the listed buildings and the conservation area. The replacement garage would be set back from the street frontage behind the reconstructed section of wall thus minimising the impact of the roof on the character of the lane; the pitched, clay

tiled roof would have the impression of a traditional ancillary building. The new garage door would be a more sympathetic treatment. Overall, an enhancement.

7. NEW PORCH

PROPOSAL: Extension of the existing open-fronted lean-to structure behind the wall with a section of lead flat roof enclosed with timber-framed glazing and doors to create an enclosed rear porch and link between the house and garage.



Proposed south elevation of garage showing the section through the flat-roofed porch/link

IMPACT: The proposed addition would comprise a modest, light-weight addition of simple design and materials and in a position of low prominence behind the boundary wall. The porch/link would improve the usability of the house and garage. No harm.

- 4.2 In summary, the proposals would result in minimal impact on historic fabric and plan form while offering various improvements to the building's layout and appearance.

5.0 Conclusion

- 5.1 25 The Close is a Grade II* listed building of considerable architectural and historic interest, the significance of which mainly derives from its age, the evidence of its evolution provided by its plan form and fabric, and the wealth of architectural features. The building also makes a strong positive contribution to the character and appearance of the Salisbury City Conservation Area.
- 5.2 The proposals have been informed by an assessment of heritage significance and have taken account of pre-application discussions with the Council's Conservation Officer, including at a site meeting.
- 5.3 The proposed alterations are modest in scope and would not result in any material loss of historic plan form or important fabric. In several instances, the reopening of blocked doorways would improve the legibility and appreciation of the historic building.
- 5.4 The proposed works would follow sound conservation principles, involving minimal intervention and appropriately designed and detailed new additions.
- 5.5 The replacement extension at the rear of the house would rationalise the existing poorly executed additions and provide a practical solution for modern family living.
- 5.6 The proposals for the garage would improve the ancillary buildings while enabling the front boundary wall to be restored.
- 5.7 Overall, the proposals represent a careful and proportionate package of works that would support the building's continued residential use while conserving its special architectural and historic interest. Any harm arising from the works would be limited and less than substantial in NPPF terms. The harm would be outweighed by the public and heritage benefits of restoring plan form, safeguarding important fabric and ensuring the long-term conservation of the highly significant heritage asset.