

CHANGE OF USE & CONVERSION

38b - MARKET PLACE - WARMINSTER - BA12

PLANNING APPLICATION AUGUST 2026

GRADE II* - LISTING NUMBER: 1036228

PREVIOUS PLANNING APPLICATION - NOVEMBER 2025 - PL/2025/09279

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1.0 INTRODUCTION

The client is seeking Full Planning Permission for the change of use & Conversion of the first floor level into 2no dwellings at 38-40 Market Place, Warminster. The area to be converted is the first floor level known as 38b and the client wishes to provide 1no 1 bed 2 person flat and 1no 2 Bed 4 person flat together with bin and cycle storage at ground level.

SITE LOCATION

The site is located on the first floor of 38-40 Market Place (38b), next to the Old Bell Hotel and within the centre of the town.

STATUS OF SITE

The site is currently vacant and has been for the last year. The site's office use has been very limited in the last year due to an increase in home working as a result of the Covid pandemic and any future use as offices is also likely to be very limited as many of the changes in work practices are becoming permanent.



FIG.1 Site Aerial Location Plan

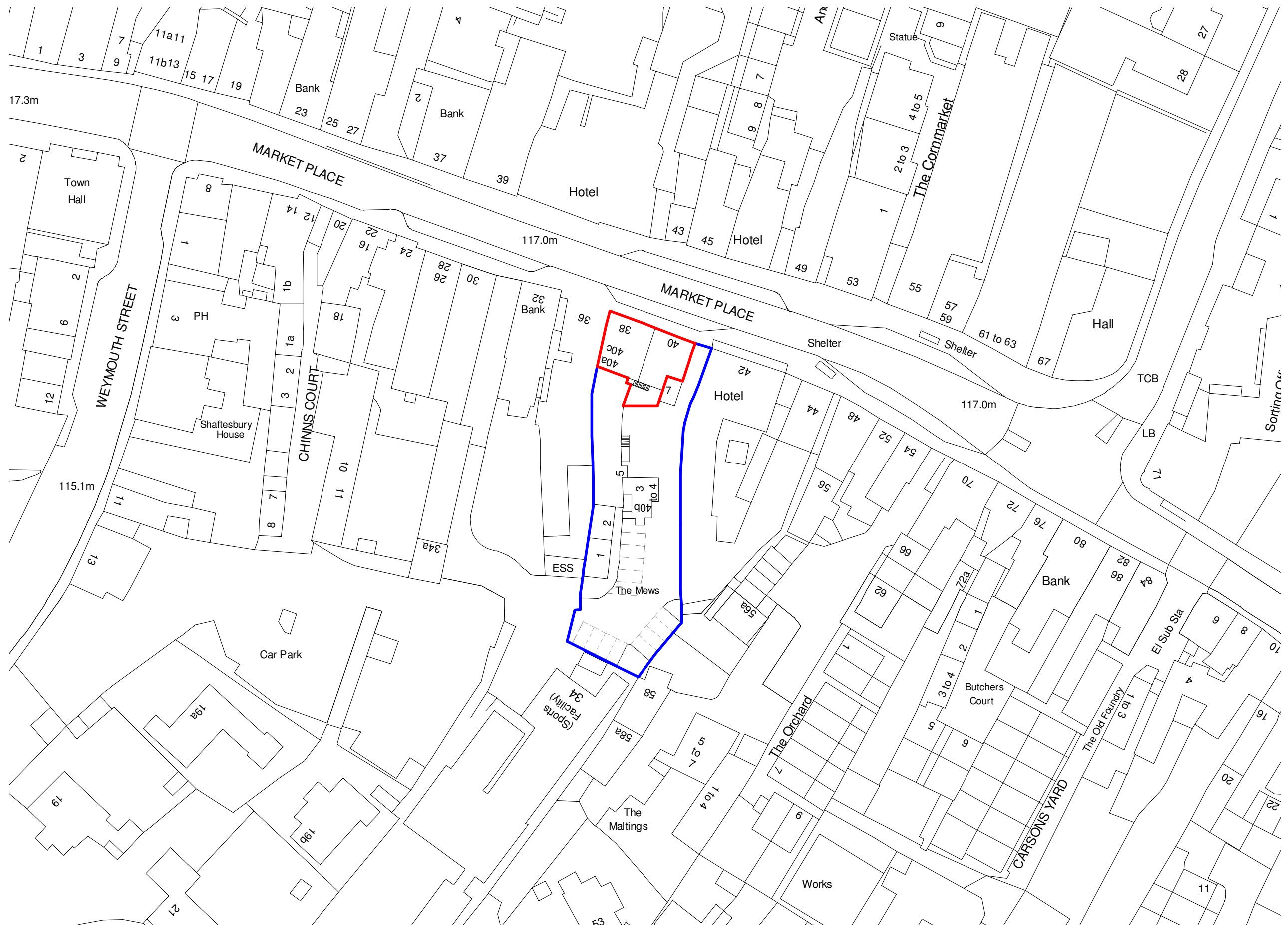


FIG.2 Site Location Plan

2.0 PLANNING POLICY

2.1 PLANNING POLICY

A detailed assessment of the planning policy framework of the Wiltshire Core Strategy 2015, adopted on the 26th March 2015 has been undertaken. The application has been evaluated against the Local Plan and the National Planning Policy Framework in terms of sustainable growth and protection of the environment.

Consideration has also been given to the Wiltshire Local Plan - Planning for Warminster 2023 particularly in relation to respecting and meeting local needs.

2.2 RELEVANT PLANNING HISTORY

This application is to seek Full Planning Permission & Listed Building Consent for the change of use & conversion of 38b Market Place, Warminster.
The proposal is for a change of use of the First floor level from A2 professional office use to C3 residential to create 2 dwellings.
The change of use will bring the first floor level back in line with its original use class but in the form of 2 residential apartments (1no 1 Bedroom & 1no 2 bedroom apartment).
The application will be accompanied by a full set of drawings.

38-40 Market Place has had a number of previous planning applications since 1974. The following applications refer to the first floor level (38b) of the building as applied for with this application:

Change of use of part of first floor from residential to office
Ref. No: W/74/00333/HIS
Received & Validated: 18/03/1974
Status: Application Granted

Change of Use from Offices to Betting Office
Ref. No: W/78/00531/HIS
Received & Validated: 25/04/1978
Status: Application Granted

Taxi and coach booking office.
Ref. No: W/92/01274/FUL
Received & Validated: 26/10/1992
Status: Application Granted

2.3 THE PROPOSED SCHEME

The proposed scheme seeks to reinstate the dwelling use to the first floor level of 38-40 Market Place (known as 38b) including some associated drainage connections to the existing mains system a Ground Level.
The change of use is in a manner appropriate and compatible with its character and the character of the surrounding area which is predominantly mixed use with commercial on the ground floor with residential above.

2.4 CIL

The conversion proposed within this application is anticipated to attract a CIL contribution at the current rates.

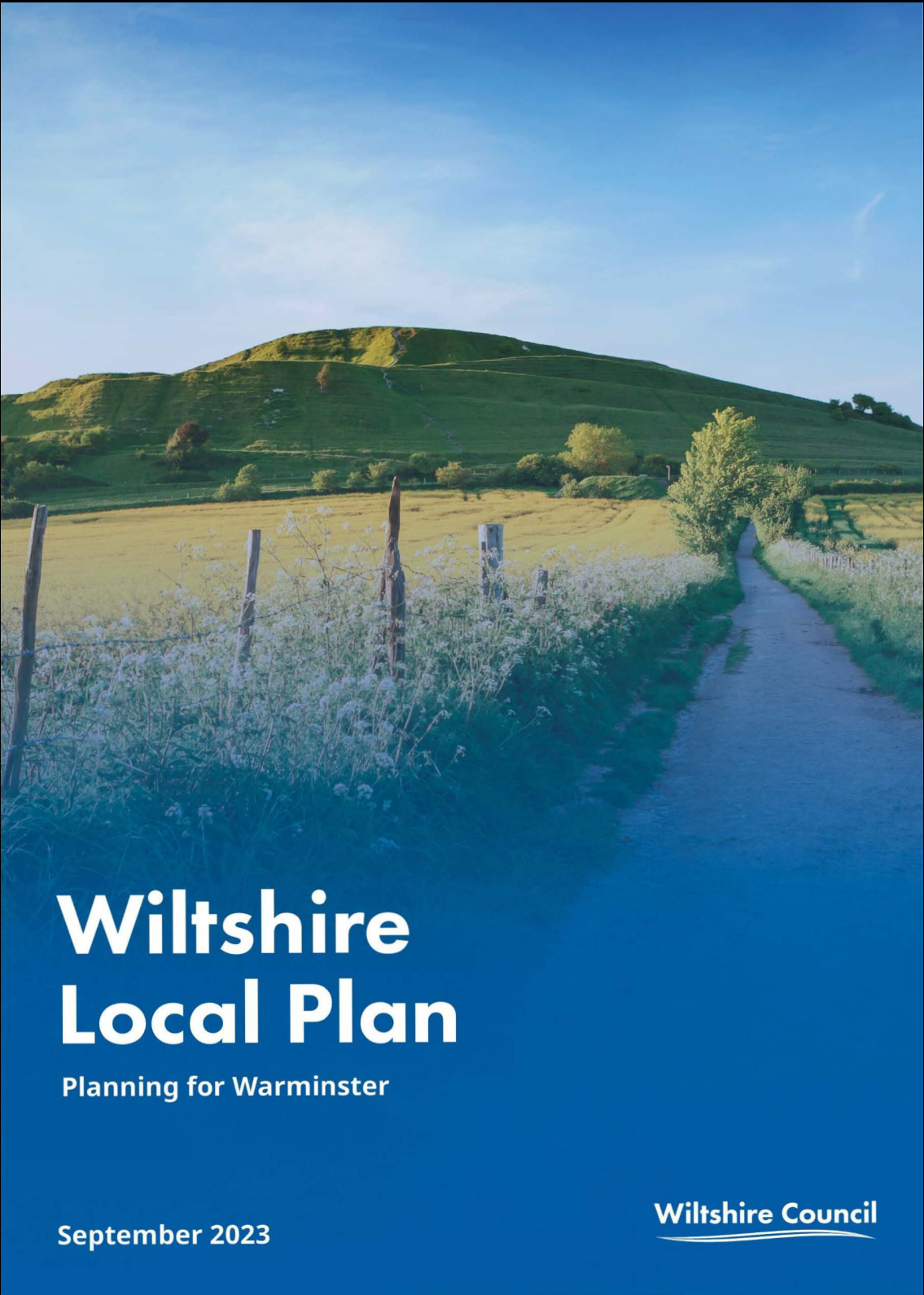


FIG.3 Wiltshire Local Plan 2023 - Planning for Warminster Guide

3.0 CONTEXT

3.1 UNDERSTAND SITE & RELATIONSHIP TO THE LOCAL AND WIDER CONTEXT

The application site is located in the Market Place of Warminster. The building the application lies within is a 3 storey Grade II* Listed building. To side of the building is a private access road serving the Wilson & Kennard yard which contains a number of small busniesses and car parking which is leased by the Old Bell Hotel. To the other side of this access road is the Old Bell Hotel.

The building that 38b lies within is found right in the centre of Warminster and at the heart of the town that consists of predominantly established commercial use on ground/first floors with residential above. The application seeks to revert the use of the first floor back to its original residential status.

The Market town of Warminster is situated roughly half way between the cities of Bath and Salisbury. The A36 curves around the outside of the town and provides fantastic links to the A303 which runs east - west connecting to the M3 towards London and the A30 towards the South-west. The existing road network provides the application site with convenient access to the wider South area of the UK and the surrounding villages via the bus links. Warminster also has a train station providing direct links to Westbury, Bath, Bristol and Salisbury stations. The application site is within close proximity to the amenities and services contained within the town; while the wider ranging shopping facilities of Bath & Salisbury city centres are readily accessible by car, train or bus journey.

The site lies within the Town Conservation Area which seeks to maintain and improve the town in a number of ways outlined in Warminster Town Plan April 2012 and adopted by Wiltshire Council Core Strategy 2015-2026.

The site lies outside of an area at risk to flooding.



FIG.4 View from Market Place looking East



FIG.5 View from Market Place looking West



FIG.6 Looking at rear of building

4.0 LISTED BUILDING IDENTITY



FIG.7 Existing Floor Plans & Elevations

4.0 LISTED BUILDING IDENTITY

4.1 EXISTING CHARACTER & IDENTITY

GRADE II LISTED BUILDING:* 1036228

Description taken from Historic England:

Late C18/early C19. 3 storeys. Bath stone ashlar with rusticated ground floor treatment and full height angle pilasters. Projecting plinth and plain strings at each floor. Triglyph frieze, moulded bracketed cornice and plain parapet. Entablature broken forward over pilasters and central bay which has slight projections. 3 ranges of windows to upper floors, glazing bar sashes. On ground floor, modern bowed glazing bar window replaces door in deep splayed recess with keystones. Modern shop front with glazing bars and fluted pilasters to left. Mid-Victorian polychrome shop front to right; recessed splayed centre flanked by colonnettes with floral caps, plate glass windows with cast-iron fretwork in upper corners, panelled outer pilasters to fascia which has scrolled brackets and modillion cornice. 2 storey lean-to extension to left of one bay with modern 6 panel door in architrave surround and arched fanlight and one window above (later addition, see brick side wall).

4.2 RESPONSE TO LOCAL CHARACTER & IDENTITY

The application offers potential to re-instate the residential use to the first floor of the building with the creation of 2no high quality apartments that are in-keeping and provide renovation to maintain the life of this building long into the future.

The conversion has been designed to provide a mix of 1bed & 2bed dwellings within the existing building curtilage and without major change to the existing. There are no external changes proposed to the front of the building facing the Market Place. The only change to the rear is to provide an external foul drainage connection which is in-keeping with the existing drainage on the rear of the building.

It also gives the opportunity to provide 2no town center smaller residential units to benefit the community and local professionals.

4.3 THE IMPORTANCE OF PRESERVING CHARACTER AND HISTORY.

The proposal has no external changes to the material or structure of the building. The scheme has been designed to utilise the existing access staircase and lobby on the rear of the building to maintain the existing appearance and provide security to this level by a single point of entry.

Internally the building has a number of original details that will be preserved and incorporated into the scheme where possible.

Where incorporation is not possible due to technical requirements these elements will be documented and retained behind walling and/or ceiling.

4.4 WASTE, SERVICING AND UTILITIES

Dedicated bin storage has been shown at ground level via communal euro bins. This is the same system as existing and previously used by office use and is emptied by bin lorry on collection days with the other buildings served off of Wilson and Kenard yard.

Cycle storage has also been shown in the form of Sheffield cycle hoops.

All services will be taken from the existing supplies to the building.

4.5 PARKING

We have consulted with the Wiltshire Highways team regarding parking and they have confirmed that due to this project being a conversion of part of an existing building with no existing parking and its location central in the town they would be happy to accept a car free development.

4.0 LISTED BUILDING IDENTITY

EXISTING HISTORICAL ELEMENTS:

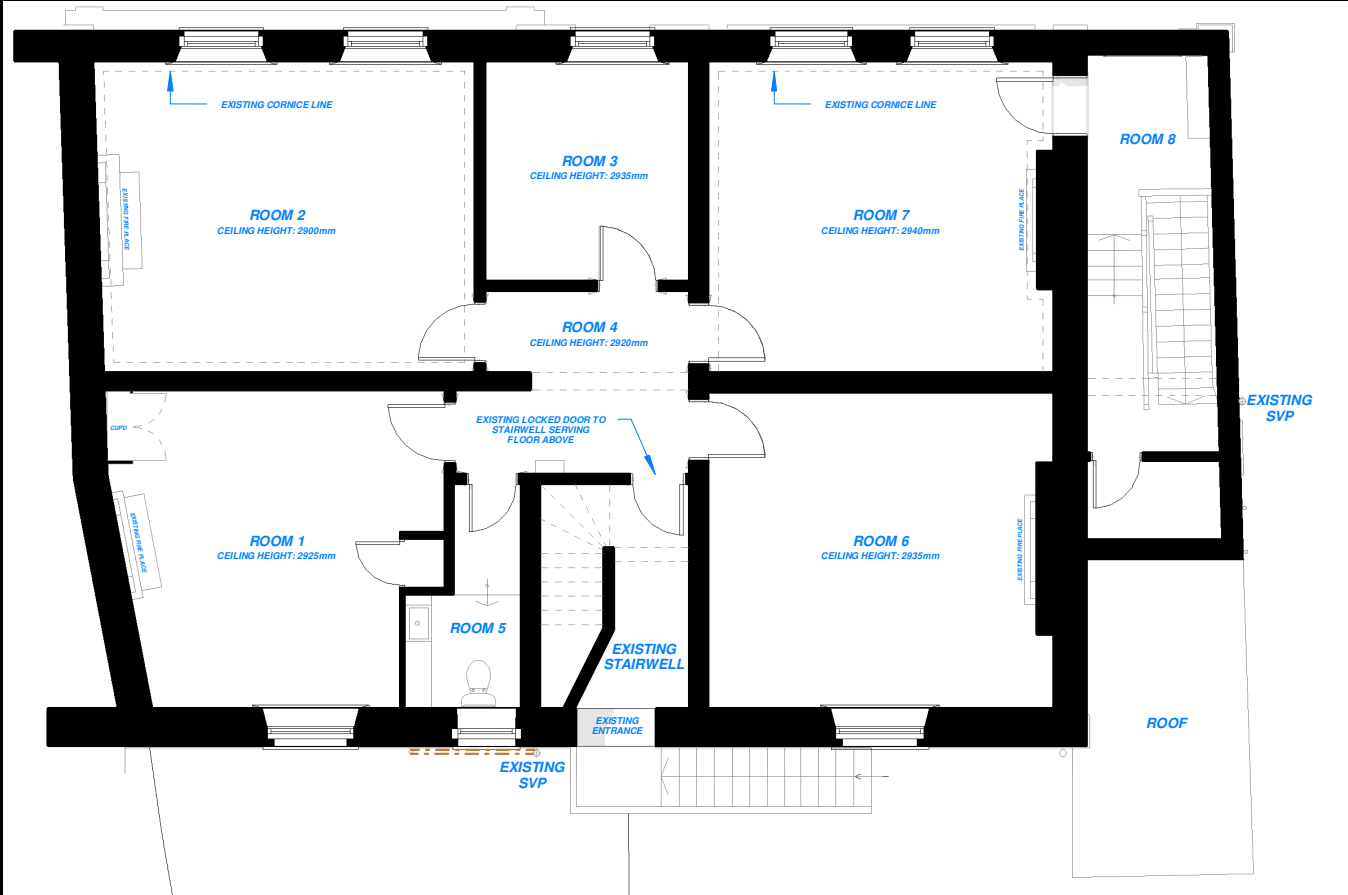


FIG.8 Existing Floor Plan - Room Key

ROOM 3:



FIG.11 Window Surround

ROOM 4:



FIG.12 Central Lobby area

ROOM 6:



FIG.13 Window Surround

ROOM 6:



FIG.14 Fireplace & Surround 03

ROOM 1:



FIG.9 Fireplace & Surround 01

ROOM 2:



FIG.10 Fireplace & Surround 02

ROOM 7:



FIG.15 Window Surround

ROOM 8:



FIG.16 Side Stairwell internal window

5.0 PROPOSED DESIGN

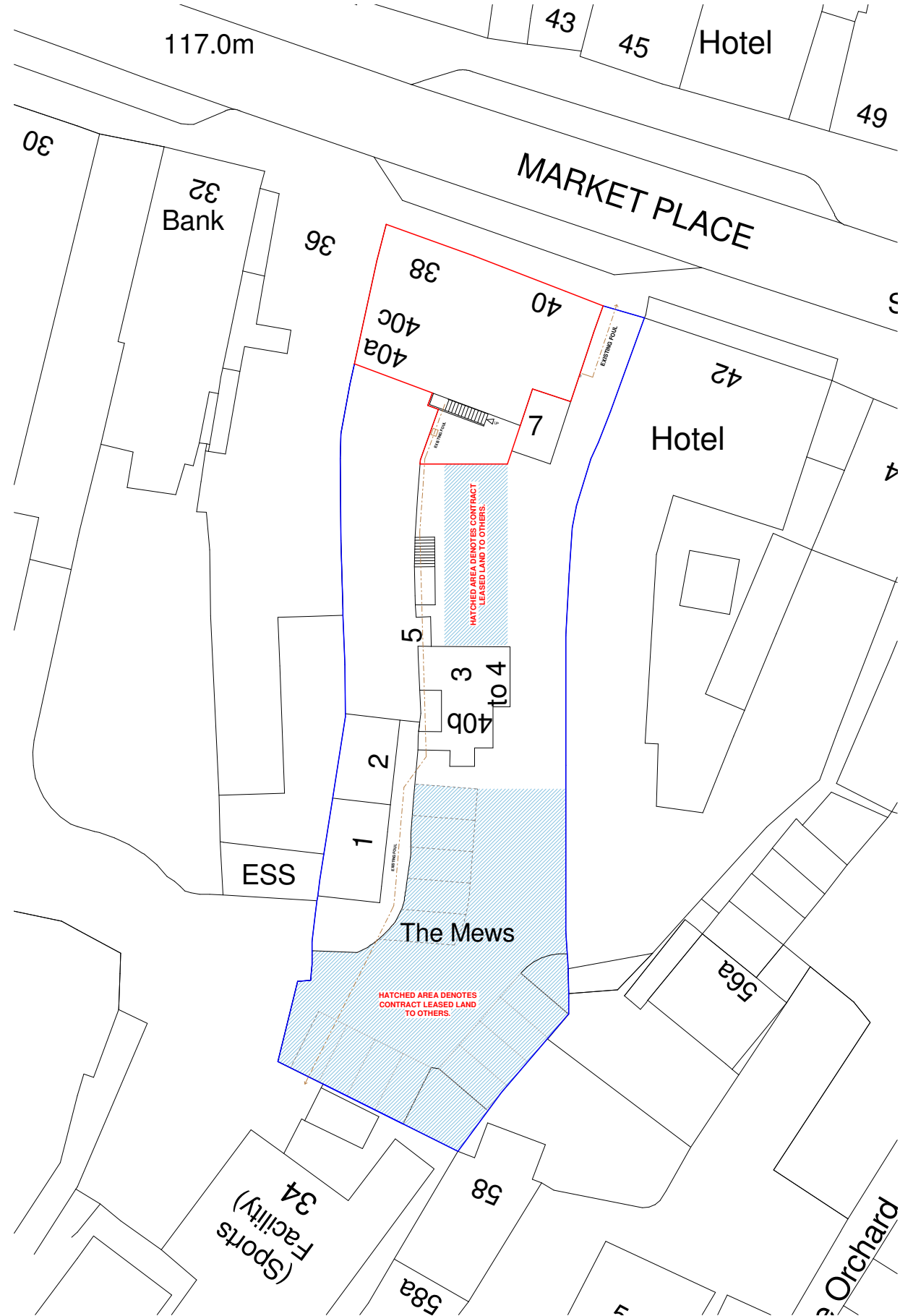


FIG.17 Existing Site Layout

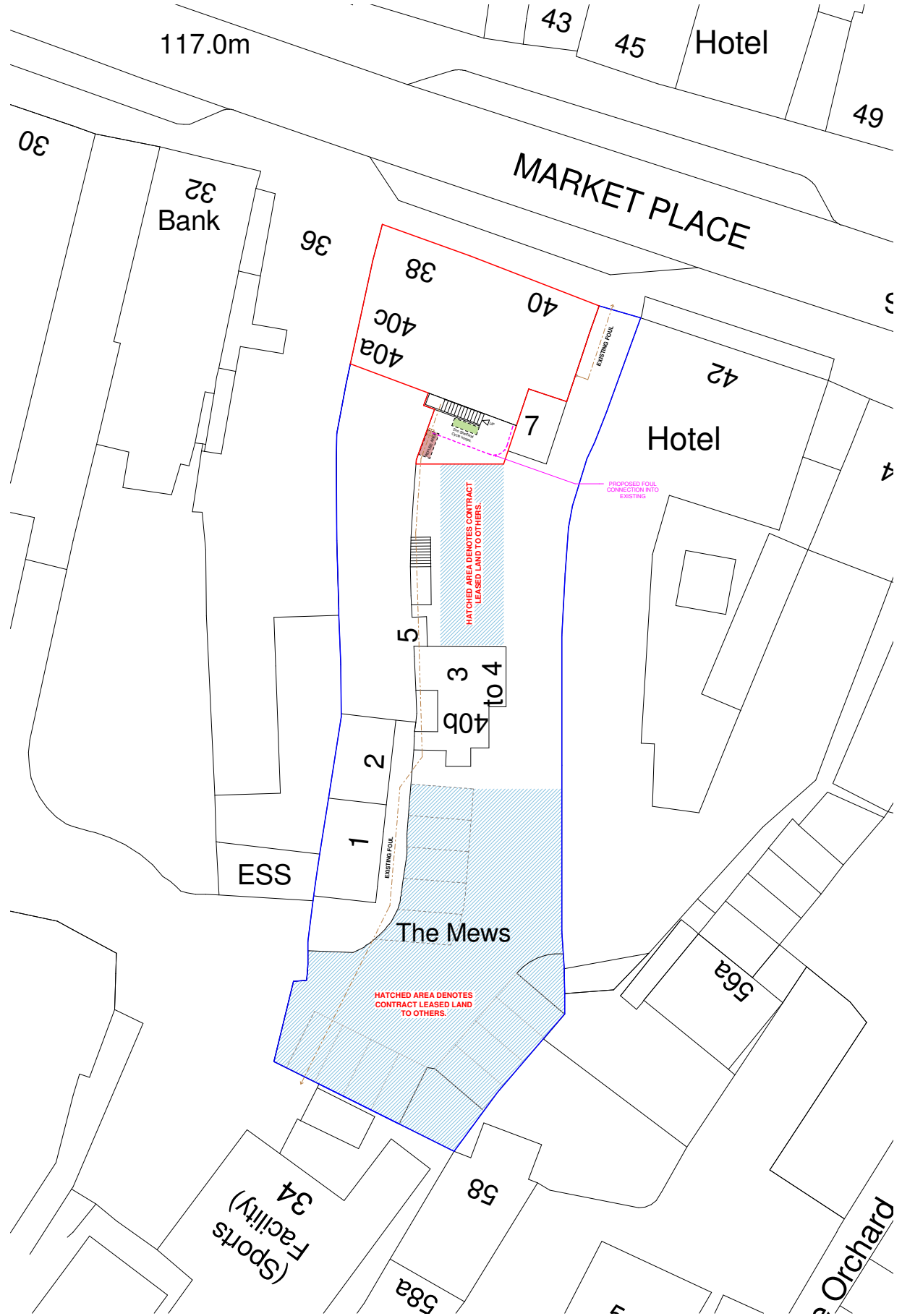


FIG.18 Proposed Site Layout

5.0 PROPOSED DESIGN

DESIGN JOURNEY:

In November 2025 the below proposals were submitted to Wiltshire Council under Planning Application ref: PL/2025/09279. The application was viewed as acceptable with no objections other than from the Conservation Officer. The applicant and their family are very keen to preserve the history of this building and engaged in useful discussions and a site visit with Wiltshire Councils Conservation Officer. Some points to consider were made and then followed up in the Officers report dated 9th December 2025.

The applicant withdrew the application in January 2026 with the view to re-design the scheme following the Conservation Officers Concerns.

A Heritage consultant was appointed and following a meeting on site to fully understand the building in relation to the CO comments the design team formulated a plan to move forward.

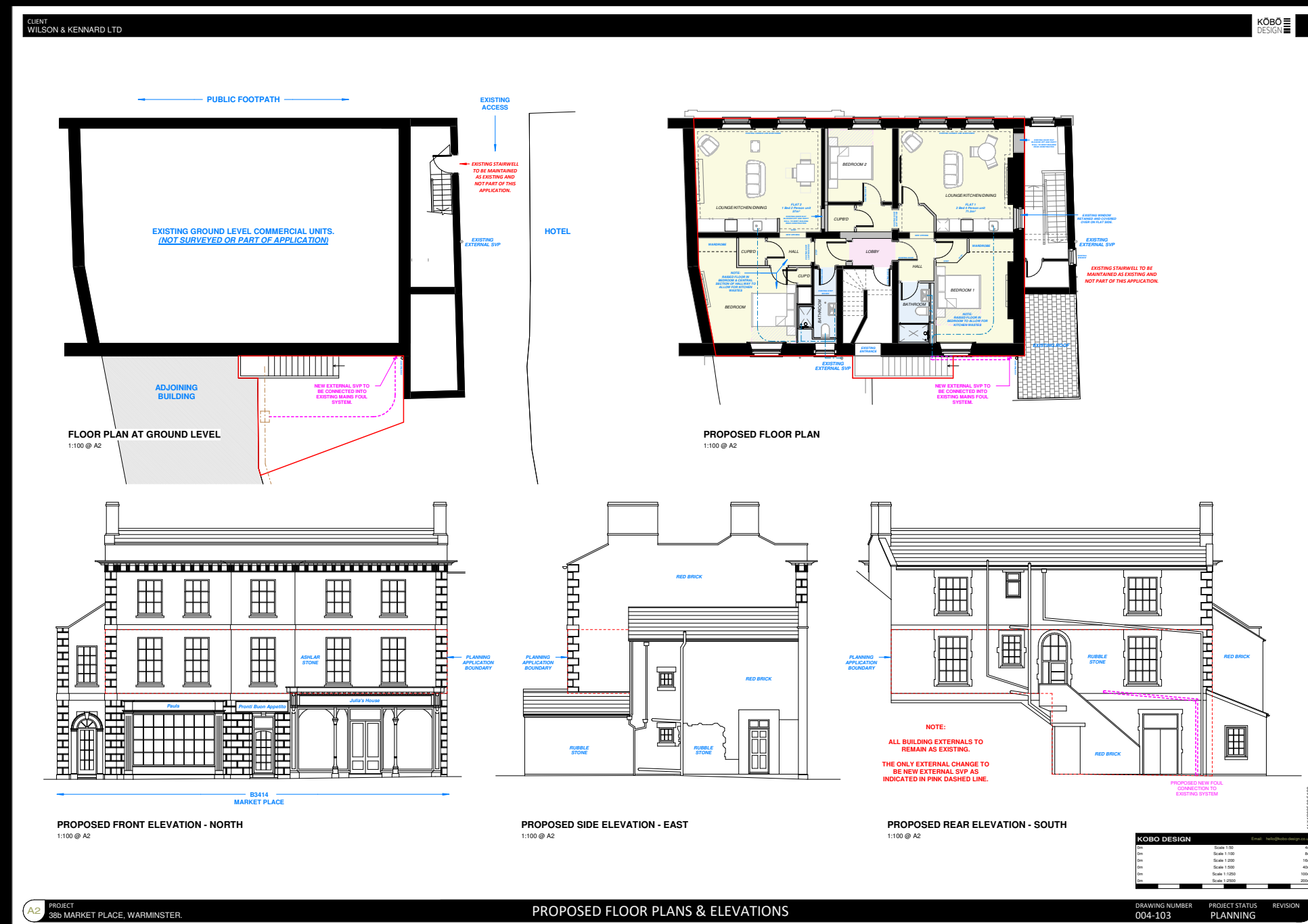


FIG.19 Previous Design Submission

5.0 PROPOSED DESIGN

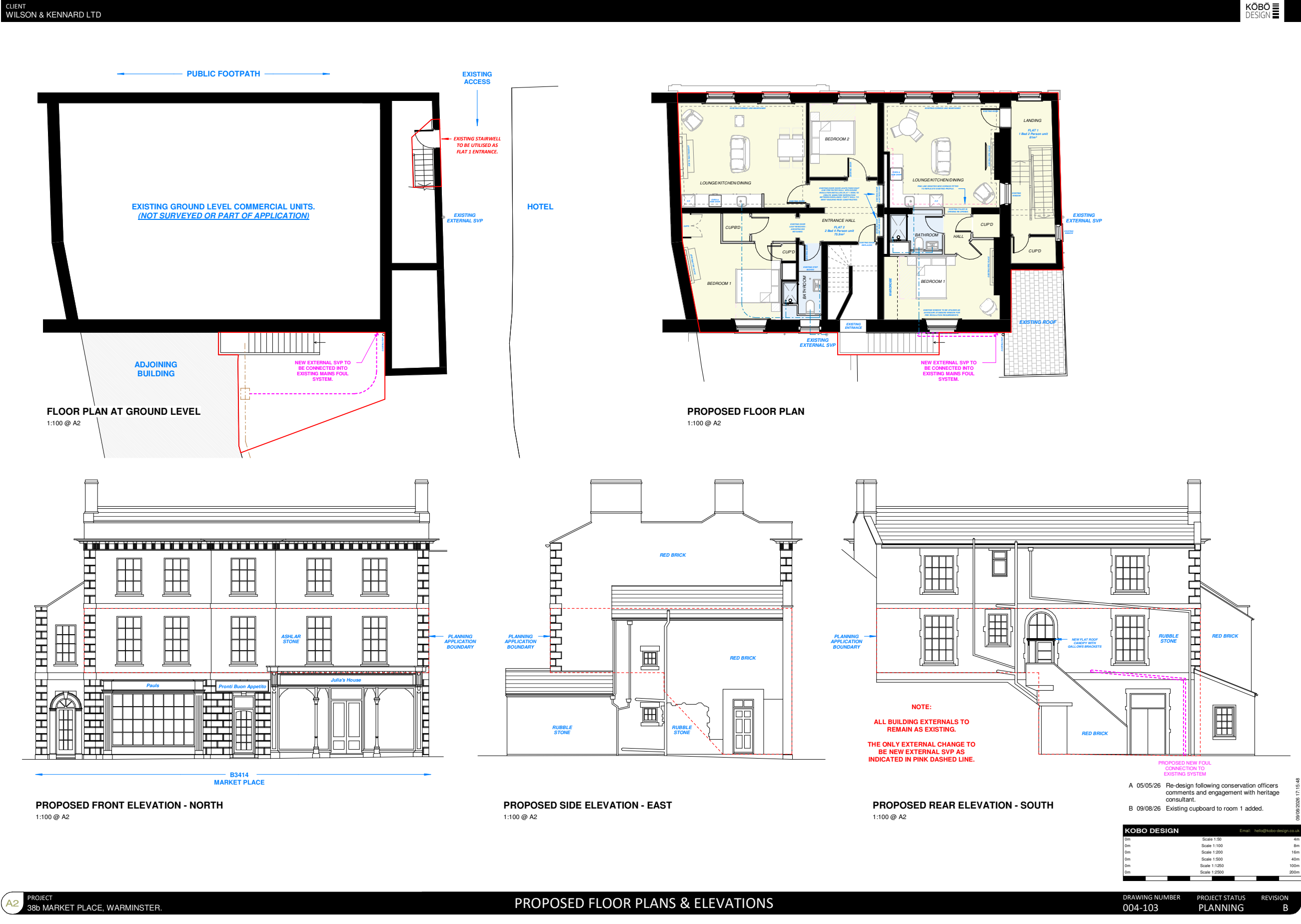


FIG.20 Revised Proposed Floor Plans & Elevations

5.0 PROPOSED DESIGN

Initially the design followed some set out parameters by the applicant. One of the requests was to not use the side access stair as this was to be kept for facilities management tools and security for the entire building. This created a sinario where a shared access lobby needed to be created to allow access to the 2 units. This was to be created and all internal room detailing to be kept where possible and permently retained behind false walling where this was not possible due to practical and building regulations implications.

Following disscussions throughout the planning application process and site meetings with vari-ous consultants a decision was made to utilise the existing side access stair.

The new proposal utilises the existing side stair to access unit 1 which allows the entire existing linternal obby space to be used in unit 2 only. This removes the need to work around any of the existing historical features of the room.

The two existing doors off of this lobby currently serving rooms 6 & 7 will be left in place and fixed shut. We will create the fire and sound seperation requirements for a party wall inside of unit 1. This can be seen in the way of a new partition section behind the Kitchen and Bathroom.

Currently Room 7 does not contain any cornice detail across the wall shared with room 6. There is a larger section central to this wall that is not original and has been filled in at some point in time. We propose to re-open this section of walling to create our hallway that serves the bedroom. With this we will replicate the cornice detail and carry it across to enclose the kitchen/lounge with this detail. The location of this can be seen as a dashed pink line on the proposed floor plans.

Below is a list of the changes we have made from the previous application and following disscus-sions with the CO and our appointed Heritage Consultant:

- Unit 1 (eastern half of the first floor) would utilise the existing entrance stairwell on the side of the building.
- Unit 1 would be separated from Unit 2 along the existing wall line, retaining the doors (fixed shut and lined out on one side to provide the necessary acoustic and fire separation).
- Unit 2 would retain the first-floor landing space and leave the Historic detailing exposed.
- Historic cupboard to be retained in the bedroom of Unit 2.
- Redesign of the layout to enable the omission of the raised floor sections (for routing pipe-work) for the bathroom in Unit 1 and kitchen of Unit 2.
- Replacement of the entrance canopy on the back of the building with a flat canopy that expos-es the fanlight above the doorway.

This move forward we feel is the correct route and has been very carefully re-designed to maintain the hertigate of the building and allow for a dis-used space to be brought back into the character and use of the town. The new design has had valued inputs from the Wiltshire Council Conservation Officer and an independant Hertitatage Consultant.

We have included the Heritage Consultants report alongside this application which fully sup-ports the proposal.

