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Royal Town Planning Institute

ATLAS

PLANNING GROUP

STATEMENT OF SIGNIFICANCE

**29A Castle Street
Salisbury
SP1 1TT**

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INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of an application (PL/2026/02919 & PL/2026/02496) seeking full planning permission and listed building consent for internal and external alterations and change of use of (Use Class E) commercial unit to a single (Use Class C3) four-bedroom dwelling with associated works.
- 1.2 In accordance with the requirements of the NPPF (2026), the relevant Historic Environment Record (HER) has been consulted as well as other sources of information published by the LPA.

LEGISLATION & POLICY CONTEXT

NATIONAL LEVEL

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out at Section 66 (1) that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. With regards to Conservation Areas, the parallel duty at Section 72 (1) is to pay special attention to the desirability of preserving or enhancing the character of that area.
- 2.2 As set out in *Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others* [2014] EWCA Civ 137, there is a strong presumption against the grant of permission for development that would harm heritage significance. If there is an absence of harm, the Listed Building is preserved. Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.
- 2.3 The National Planning Policy Framework (NPPF) requires that heritage assets are assessed in terms of their significance, which may derive from architectural, historical, archaeological, or artistic interest. Any potential impact of a proposed development on that significance must be clearly identified and justified.
- 2.4 Policy HE5 (1) of the NPPF states:

“Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’

importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.”

- 2.5 Policy HE6 (1) indicates that, when considering the impact on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.6 Where a proposal would result in harm to a heritage asset, this harm must be weighed against the public benefits of the development. Substantial harm or loss should be exceptional and requires strong justification, while less than substantial harm should still be carefully balanced against the benefits.

LOCAL LEVEL

3.1 Core Policy 58 states:

“Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefield and townscapes.*

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping)

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.”

IDENTIFICATION OF AFFECTED HERITAGE ASSETS

- 4.1 In accordance with Policy HE5 of the NPPF, the Historic Environment Record (HER) has been consulted using Wiltshire Council's Wiltshire and Swindon Historic Environment Record online portal. The site lies within the Salisbury Conservation Area. Various heritage assets are located within 250 metres of the site.
- 4.2 Owing to the nature of the internal works, and the physical and visual separation between the application site and surrounding heritage assets, it is reasonably considered that there will be no impact upon surrounding assets as a result of the proposed development. The Salisbury CA contains a large number of listed buildings which are identified within the Salisbury Conservation Area Character Appraisal.
- 4.3 Overall, it is considered that the proposals have no capability to affect the unique heritage values of the neighbouring Listed Buildings due to the modest nature of the works, and the character and appearance of the Salisbury Conservation Area will be preserved. The only asset covered in detail within this Statement of Significance is 29A Castle Street itself.

STATEMENT OF SIGNIFICANCE

- 5.1 Significance (in relation to heritage policy) is defined within the NPPF's glossary as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 5.2 29A Castle Street is a Grade II listed building and derives its significance and special interest from a combination of its historic and architectural values. The site has evidential and illustrative interest arising from its traditional materials and construction, but it is clear that the building has been significantly altered and refaced throughout the 20th century.
- 5.3 Historic England's List Entry states:

CASTLE STREET 1. 1594 (West Side) Nos 27, 29, 29A (including premises to rear of No 29A at west end of yard) SU 1430 SW 1/402 II GV 2. Mid to later C19. 3 storeys red brick symmetrical front. Heavy rusticated stone quoins, carved up into parapet with moulded coping. Moulded string between storeys and heavy moulded cornice. The upper floors have central window and flanking superimposed brick bays also with

heavily rusticated quoins, the cornice and parapet breaking forward over, and with moulded stepped bases at 1st floor level. Sash windows segment headed, centre windows wider, no glazing bars. Central archway with rusticated surround on ground floor. Altered modernised shop fronts either side. To the rear of No 27 is a 3 storey timber framed tile hung wing C17 or early C18, with jettied 2nd floor. Hipped old tile roof. To the rear of the yard adjoining the wing of No 29A at right angles is a former warehouse, mid C17. Queen post roof with butt purlins and plain wind braces.

IMPACT UPON THE SIGNIFIANCE OF THE GRADE II LISTED BUILDING

- 6.1 Several internal and external alterations are proposed which are essential to facilitate the re-use of the building for residential purposes. These predominantly relate to the insertion of new partitions, the replacement of existing windows with dark grey metal frames and the insertion of a new conservation style rooflight.
- 6.2 Although the site forms part of the setting of the Salisbury Conservation Area, it is not readily visible from public vantage points and there will be little to no change to the way that the building contributes to the Conservation Area.
- 6.3 Externally, the roofslope will continue to be barely visible from the wider Conservation Area, and the insertion of the additional conservation style rooflight and replacement of existing windows with dark grey metal frames would not be harmful to the external appearance of the building or its setting. The existing brickwork forming the external façade will be retained.
- 6.4 Large parts of the building are already domestic in form and character, and the proposals seek to utilise the existing arrangement of the building to create sensitive and logical room divisions for a single four-bedroom family home.
- 6.5 As set out in the Planning and Heritage Statement, there are historic beams and trusses exposed below the ceilings, but the internal alterations throughout the early 2000s has resulted in several modern partitions which have limited heritage value.
- 6.6 Some of the modern partitions and existing fittings will be removed to form new usable rooms, and the glazed partition serving the existing ground floor kitchen will be blocked up.
- 6.7 New partitions will also be created to form the new family bathroom and ensuite serving bedroom 2. Overall, the existing plan form will largely remain unchanged, and the exposed beams, trusses and existing window openings will be preserved.

6.8 As the development would not detract from any of the elements which combine to create the significance of the 29A Castle Street, and indeed would reuse an existing building in the city centre as a low carbon option for delivering housing, it is considered that the proposals are acceptable in heritage terms.

HISTORIC FABRIC IN THE ROOF

6.9 The Conservation Officer has requested details of the existing historic fabric in the roof.

6.10 Figures 1 and 2 show the positioning of the rafters in the roof space. In our view, the rafters do not contribute to the special architectural or historical values of the Listed Building since they are clearly modern additions.



Figure 1 - Existing rafters

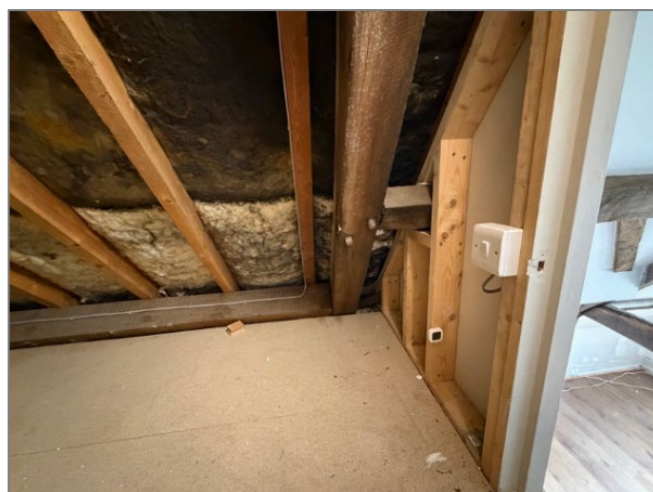


Figure 2 - Positioning of rafters in roof

6.11 The new roof light will have no impact on the rafters. Figures 3 and 4 show where the rooflight will sit over the stairwell. The Applicant accepts the imposition of a pre-commencement condition requiring the submission and approval of details for the replacement windows and new rooflight.

6.12 The condition can be worded as follows:

“Prior to the commencement of the development hereby approved, the manufacturers details of the proposed windows and rooflight, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details”.

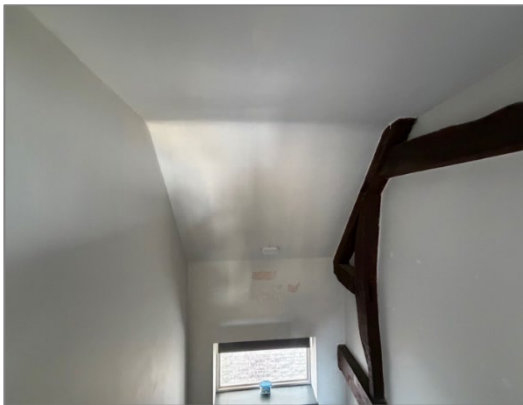


Figure 3 - Positioning of new rooflight over stairwell



Figure 4 - Positioning of existing exposed beam on stairwell



Figure 5 – Existing roof eastern elevation

INTERNAL DOORS

6.9 All internal doors are modern and are considered to hold no heritage value. The below photos show each door across the ground, first and second floors.



Figure 6 - Ground floor door 1



Figure 7 - Ground floor door 2

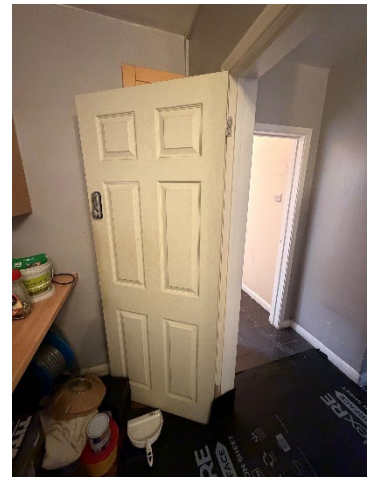


Figure 8 - Ground floor door 3



Figure 9 - Ground floor door 4

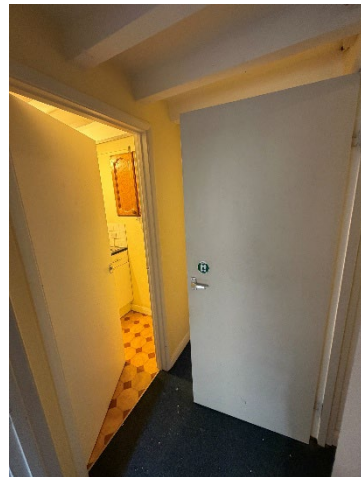


Figure 10 - First floor doors



Figure 11 - First floor doors



Figure 12 - First floor doors

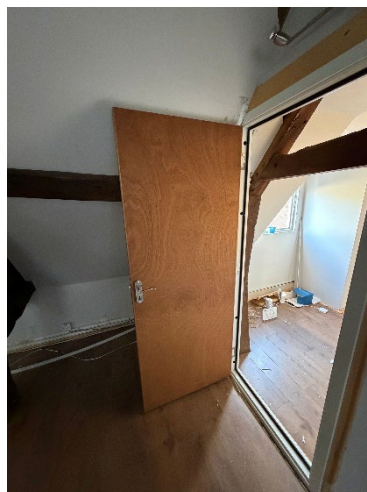


Figure 13 - Second floor door



Figure 14 - Second floor door

SOUTH ELEVATION AND ENLARGEMENT OF WINDOW

6.10 The existing south elevation comprises red brick in good condition. A small area of this brickwork will be removed to allow for the lowering of cil height of a single window to serve bedroom 3.



Figure 15 - Existing south elevation



Figure 16 - Existing brickwork in good condition



Figure 17 - Window on south elevation to be enlarged



Figure 18 - Existing brickwork on south elevation

EXISTING FLOOR BOARDS

- 6.11 The Conservation Officer has also requested confirmation as to whether any of the floors retain historic floor boards. The below photos show the flooring across each level. The ground floor and second floors do not retain historic floor boards. The floor boards at first floor level will not be impacted by the proposed works.



Figure 19 - Concrete ground floor



Figure 20 - Modern floor tiles at entrance



Figure 21 - Modern floor tiles at ground floor

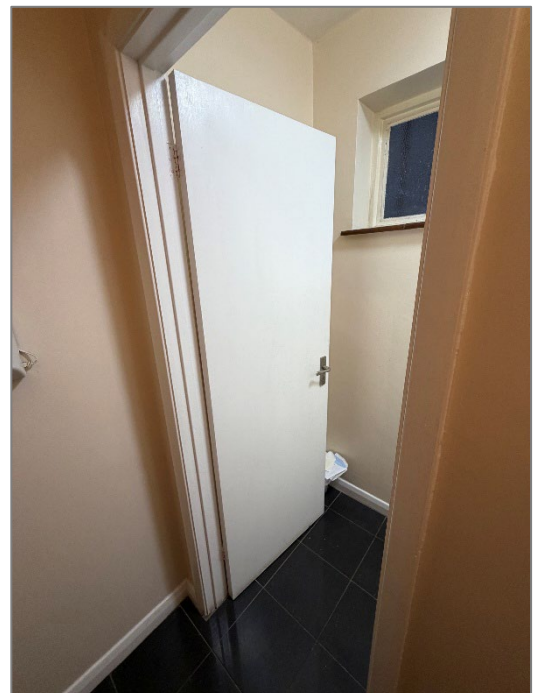


Figure 22 - Modern floor tiles at ground floor



Figure 23 - Existing vinyl flooring



Figure 24 - Existing vinyl flooring



Figure 25 - Existing floor boards at first floor

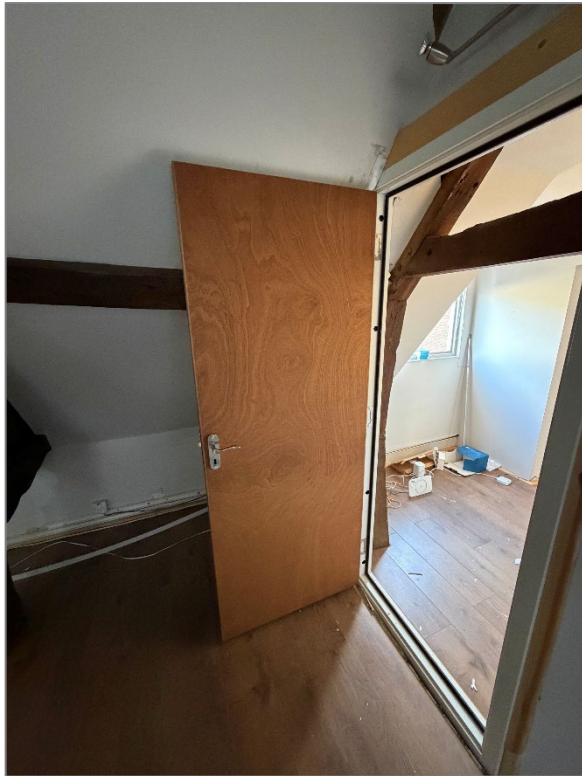


Figure 26 - Second floor wood vinyl flooring



Figure 27 - Second floor wood vinyl flooring

CONCLUSIONS

- 8.1 29A Castle Street is a Grade II listed building and derives its significance and special interest from a combination of its historic and architectural values. The site has evidential and illustrative interest arising from its traditional materials and construction, but it is clear that the building has been significantly altered and refaced throughout the 20th century.
- 8.2 As the development would not detract from any of the elements which combine to create the significance of the 29A Castle Street, and indeed would reuse an existing building in the city centre as a low carbon option for delivering housing, it is considered that the proposals are acceptable in heritage terms.