



Joe Richardson
Wiltshire Council
Development Management
Salisbury
SP2 2HX

Our Ref: L10003056
24 August 2026

Dear Joe Richardson

**Arrangements for Handling Heritage Applications Direction 2021 & T&CP
(Development Management Procedure) (England) Order 2015 & Planning (Listed
Buildings & Conservation Areas) Regulations 1990**

Church House, 99, CRANE STREET, SALISBURY, SP1 2PU, ENGLAND
Application No. PL/2026/04491 & PI/2026/04498

Thank you for your letters of 05 August 2026 regarding the above applications for the variation of condition 2 of the listed building consent and planning permission. On the basis of the information available to date, we offer the following advice.

Advice

We have previously provided advice on the conversion of Church House and refer our letters of the 25 January 2025 and 25 April 2025 and our support of the scheme that provides a sustainable future for this highly significant building.

We have no comment with regard to the majority of the changes. However, additional information is needed to support the proposed strengthening of the existing beam and wall in the Living Room of Tudor House, the mid-15th century north range. We have therefore sought the advice of our architect and based on their response we offer the following advice.

Generally, flitch plates are used for beams with challenging conditions or spans, not for the joint at the end of a beam. The proposed use of flitch plates here is therefore a heavy-handed intervention that ought to be rationalised, recognising that the structural work is being done by the bolts that hold the timber to the stainless steel.

There may also be potential impacts with the proposed flooding of gaps with epoxy resin. This impact would be dependent on the quality of the channel being sawn down the length of the secondary beam.



An alternative solution to the strengthening repair may be to use the diaphragm effect off the floor finish zone. The gap between the top of the secondary beam and the floor could be used for additional steelwork to form a connection from the secondary beam to the main beam. Connection plates can then be fitted on the main beam, each side of the existing mortice and tenon joint without having to cut it.

To determine the least harmful and most effective approach it is important that the following additional information is provided:

- What is the rotational amount at the South end of the main beam?
- Has the beam rotated as one or is it twisted?
- Detail of the mortise and tenon joint where the secondary beam meets the main beam, to include detail of the iron saddle.
- Detail of where the first-floor studs meet the main beam as there appears to be a central stud that may be housed into the main beam at the very point of the critical junction.
- Detail of the floor joist junctions into the secondary beam.

Recommendation

Historic England advises that your Council should seek the further information as set out in the advice section above.

Yours sincerely

Lucy Foster

Job Title: Assistant Inspector of Historic Buildings & Areas

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cc. Andrew Minting, Conservation Officer, Wiltshire Council

Enclosure: Checklist for notification to the Planning Casework Unit

CHECKLIST OF INFORMATION FOR NOTIFICATION TO THE SECRETARY OF STATE (PLANNING CASEWORK UNIT)

Arrangements for Handling Heritage Applications Direction 2021 & T&CP (Development Management Procedure) (England) Order 2015

If you are required to notify the Planning Casework Unit of this application, it will help to save time if you include the following documents:

- Copy of the application



- List of the drawing numbers
- Copy of the list description(s)
- Recent photographs if available
- Copy of the advertisement
- Copies of any representations received
- Statement explaining the extent to which the local authority has taken on board the advice and recommendations from Historic England and other consultees
- Confirmation of any amendments made to the application subsequent to initial notification to Historic England
- Explanation of why the local authority is disposed to grant consent, including copies of committee report(s) and minutes, where relevant
- List of proposed conditions