

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03680 and PL/2026/03972
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	91 Brown Street, Salisbury, SP1 2BA
DEVELOPMENT DESCRIPTION:	Installation of four solar panels within a concealed internal roof valley and associated works
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission and Listed Building Consent for the installation of four solar panels on the east-facing slope of a concealed internal roof valley, together with associated works including the installation of related cabling and equipment.

SITE DESCRIPTION/CONTEXT

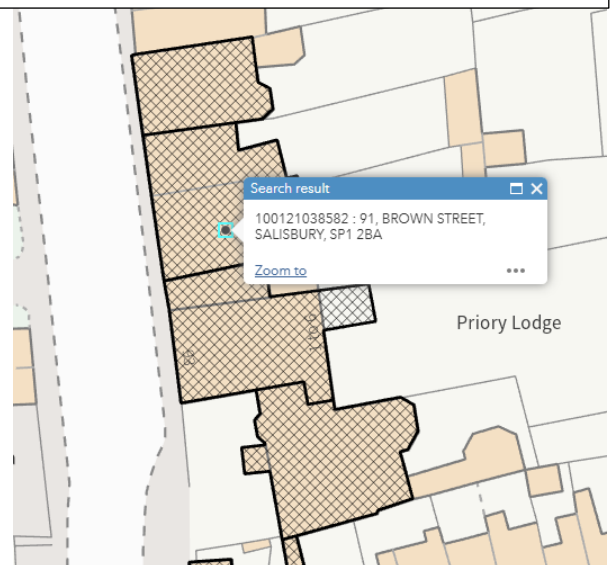
The application site comprises a Grade II listed dwellinghouse at 91 Brown Street, which forms part of the Grade II listed pair known as 90 and 91 Exeter Street, believed to date from around 1700. Constructed of painted brick beneath a tiled roof with a moulded cornice, the buildings form a symmetrical pair.

The site is adjoined by Priory Lodge to the south, with No. 87 Brown Street located to the north; both are Grade II listed buildings. Opposite the site, to the west, is the car park serving the White Hart Hotel. The surrounding area is predominantly residential in character. The site also lies within the Salisbury Conservation Area.

Concealed roof valley



Listed buildings shown in black hatched box



PLANNING HISTORY

Proposal / Summary
S/2000/0980 - 89 BROWN STREET, SALISBURY, SP1 2BA - Work to Trees in a Cons Area Decision - Withdrawn Date: 5/6/2000 – CUT DOWN SYCAMORE TREE
S/81/1067 - 91 BROWN STREET, SALISBURY, SP1 2BA - Historic apps 1974 to 1983 Decision - Withdrawn Date: 22/10/1981 – Change of use to Art Gallery
S/82/0079/LB - 91 BROWN STREET, SALISBURY, SP1 2BA - Listed building consent (Alt/Ext) Decision - Approve Date: 22/9/1982 – Repairs and replacement of former chimney stack.
S/82/0723 - 91 BROWN STREET, SALISBURY, SP1 2BA - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 22/9/1982 – Repairs and replacement of former chimney stack.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 42: Standalone Renewable Energy Installations
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Salisbury Neighbourhood Plan

Salisbury Conservation Area Management Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

S16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES – for both HH and LBC

Salisbury City Council: Support – with the following text received:

‘Salisbury City Council supports this application.’

WC Conservation: No objection – a summary of the response is below:

The Conservation Officer advises that 90 and 91 Exeter Street form a Grade II listed building within Salisbury Conservation Area. The proposed solar panels would be located within a concealed roof valley and would not be visible from the public realm. It is considered that the carefully considered siting of the panels, together with the routing of associated cabling and equipment, would cause no harm to the significance of the listed building, its historic fabric, the setting of nearby heritage assets or the character and appearance of Salisbury Conservation Area.

REPRESENTATIONS – for both HH and LBC

No comments were received.

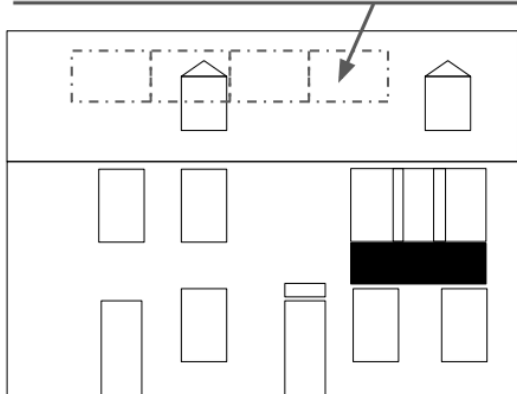
ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

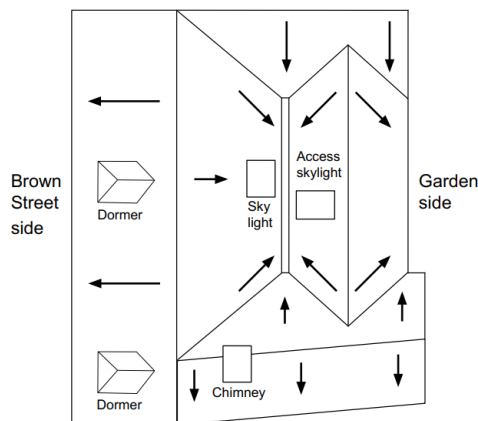
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

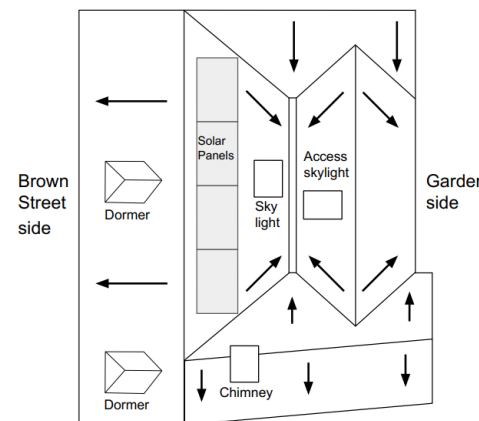
Solar panels, not visible on other side of roof, shown in outline



Proposed view from Brown Street



Existing Roof Plan



Proposed Roof Plan

Design impact on the character of the area, and Salisbury Conservation Area

This section considers the impact of the proposal on the character and appearance of the area and Salisbury Conservation Area. The effect of the development on the listed building itself and its setting is assessed separately in the following section of this report. Core Policies 57 and 58 of the Wiltshire Core Strategy seek to ensure that development achieves a high standard of design and conserves the significance of heritage assets and their settings. In addition, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The proposed solar panels would be positioned within a concealed internal roof valley and would not be visible from the public realm, including Brown Street. During the site visit it was observed that the roof valley is entirely screened from view, with only the roof ridge visible from surrounding public vantage points.

Given their concealed location, the solar panels would not materially affect the appearance of the dwelling or the wider street scene. The proposal would therefore preserve the character and appearance of the area and Salisbury Conservation Area.

Accordingly, the proposal is considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the NPPF.

Heritage impact

From the perspective of the historic environment, the principal statutory duties are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require special regard to be paid to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve the significance of designated and non-designated heritage assets and their settings, whilst Core Policy 57 requires development to respond positively to local character and historic context through high-quality design.

Chapter 20 of the National Planning Policy Framework relates to conserving and enhancing the historic environment. Policy HE4 requires heritage assets to be conserved in a manner appropriate to their significance and requires proposals to avoid, or where that is not possible minimise, harm to their significance. Policy HE5 requires an assessment of the significance of affected heritage assets, including the contribution made by their setting, and of the potential effect of the proposal on that significance. It requires the effect to be identified as positive, no effect, harm, substantial harm or total loss, with any degree of harm identified. Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets and confirms that any harm is a matter of considerable importance and weight.

The significance of the Grade II listed building derives from its historic fabric, architectural character and contribution to the historic townscape of Salisbury. In assessing the proposal, particular regard has been given to the effect of the development on the historic fabric of the building and its significance.

As set out within the submitted Heritage Statement, the solar panels would be installed using a mounting system secured to the rafters, avoiding the need to drill through the existing clay roof tiles. Furthermore, the solar panels and associated equipment, including the cabling, inverter and battery, are capable of being removed in the future with minimal intervention to the building. The battery would be ground mounted rather than fixed to the building, further limiting any impact on the historic fabric. Overall, the works are limited in extent and largely reversible, thereby preserving the historic fabric and special interest of the listed building.

In terms of the wider impact of the proposal, the solar panels would be located within a concealed internal roof valley and would not be visible from the public realm. As previously discussed, only the roof ridge is visible from Brown Street, with the roof valley being fully screened from view. The principal elevation of the listed building would therefore remain unaffected, whilst associated cabling and equipment would be contained within the rear garden where it would be screened from public view. As such, the proposal would preserve the significance of the listed building and its setting.

This conclusion is consistent with the views of the Council's Conservation Officer, who raises no objection and advises that the proposal would cause no harm to the significance of the listed building, the setting of nearby heritage assets or the character and appearance of Salisbury Conservation Area. Having regard to the concealed location of the solar panels, the limited and reversible nature of the associated works, and the absence of any material impact on historic fabric or setting, the proposal would have no harmful effect on the significance of the listed building, its setting or nearby designated heritage assets.

Having regard to the concealed location of the solar panels, the limited and reversible nature of the associated works and the absence of any material impact on historic fabric, appearance or setting, the proposal would have no harmful effect on the significance of the Grade II listed building, nearby designated heritage assets or Salisbury Conservation Area. Substantial weight has been given to the conservation of the designated heritage asset in accordance with Policy HE6.

Accordingly, the proposal complies with Core Policies 57 and 58 of the Wiltshire Core Strategy, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant heritage policies of the National Planning Policy Framework.

Renewable energy and climate change

Core Policies 41 and 42 of the Wiltshire Core Strategy support sustainable construction and the generation of energy from renewable and low-carbon sources. In addition, Policy CC2 of the National Planning Policy Framework supports proposals that contribute towards mitigating and adapting to climate change, including measures that improve the energy efficiency of existing buildings and facilitate the use of renewable energy technologies.

The proposal would facilitate the generation of renewable energy through the installation of solar panels on an existing dwellinghouse. Given the concealed location of the panels and the findings of this report in respect of heritage, design and amenity impacts, the proposal would deliver renewable energy benefits without causing unacceptable harm to the significance of the listed building, its setting or the character and appearance of Salisbury Conservation Area.

In accordance with Policy CC2(2) of the NPPF, substantial weight is afforded to the benefits of improving the energy efficiency of existing buildings and drawing energy from renewable and low-carbon sources through the installation of solar panels. The proposal therefore accords with Core Policies 41 and 42 of the Wiltshire Core Strategy and the climate change objectives of the National Planning Policy Framework

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not adversely affect neighbouring properties. The NPPF also requires development to create places with a high standard of amenity for existing and future users.

The proposed development comprises the installation of four solar panels within a concealed roof valley together with associated cabling and equipment. Given the limited nature of the works and their location within the existing roof form, the proposal would not result in any loss of light, overshadowing, overbearing impact, loss of outlook or loss of privacy to neighbouring occupiers. No third-party representations raising concerns regarding residential amenity have been received.

The proposal is therefore considered to safeguard the amenities of neighbouring occupiers and accords with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance and would not result in any unacceptable harm to the amenities of neighbouring occupiers, the significance of the Grade II listed building known as 91 Brown Street, the setting of adjacent listed buildings, or the character and appearance of Salisbury Conservation Area. The proposal has been carefully designed to minimise intervention to the historic fabric of the building and, by virtue of its concealed location and largely reversible nature, preserves the significance of the designated heritage assets affected.

The proposal would also facilitate the generation of renewable energy through the installation of solar panels on an existing dwellinghouse. In accordance with Policy CC2(2) of the National Planning Policy Framework, substantial weight is afforded to the benefits of improving the energy efficiency of existing buildings and drawing energy from renewable and low-carbon sources. Having regard to the findings of this report, the proposal is considered to comply with Core Policies 41, 42, 57 and 58 of the Wiltshire Core Strategy, the heritage policies contained within Chapter 20 of the National Planning Policy Framework and all other material considerations. As such, planning permission and listed building consent are recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission and Listed Building Consent be GRANTED subject to the following conditions:

FOR PLANNING PERMISSION PL/2026/03680

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location plan – date received: 10/06/2026
- Existing and proposed front elevation – date received: 07/07/2026
- Existing and proposed roof plan – date received: 07/07/2026
- Proposed side elevation – date received: 07/07/2026

REASON: For the avoidance of doubt and in the interests of proper planning.

FOR LISTED BUILDING CONSENT PL/2026/03972

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location plan – date received: 10/06/2026
- Existing and proposed front elevation – date received: 07/07/2026
- Existing and proposed roof plan – date received: 07/07/2026
- Proposed side elevation – date received: 07/07/2026

REASON: For the avoidance of doubt and in the interests of proper planning.