

Development Services
Wiltshire Council
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01 September 2026

Dear Mr Ludlow,

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/04219
Proposal:	Discharge of conditions 3 (Schedule of works for repairs to the historic fabric), 5 (Detailed doors schedule), 6 (Drainage and plumbing runs) and 7 (Details of materials for new shopfront and link extension) of PL/2025/04909.
Site Address:	47 Blue Boar Row, Salisbury, SP1 1DA
On Behalf Of:	Ludlow Properties C/O Agent - Atlas Planning Group, Bodenham House Barn, Bodenham , Salisbury, Wiltshire, SP5 4EN

I refer to your application for the discharge of conditions attached to the above planning permission dated 07 July 2026. After careful consideration, the following decision has been made:

Conditions submitted for consideration:

Condition 3:

No repairs to the historic fabric including, but not limited to: the existing roof structure, roof coverings, internal structural elements, concealed areas such as the sunken bath, shall commence until a written schedule of works, and specification for their proposed repair has been submitted to, and approved in writing by the Local Planning Authority. The repairs shall thereafter be carried out strictly in accordance with the approved details.

REASON: To ensure that all repairs are appropriate, sympathetic, and preserve the special architectural and historic interest of the listed building.

Details submitted for approval:

- Schedule of works list: a bullet point list outlining the schedule of works – date received: 07/07/2026
- Room schedule: a detailed room by room list of the schedule of works – date received: 05/08/2026
- Andrew waring's report re roof repairs for Phase 1 – date received: 11/08/2026

Decision: The details submitted in relation to this condition are approved.

Reason for decision: The details submitted in the above documents were reviewed by the Conservation Officer, and following the addition of the roof repairs report, all information was deemed sufficient to approve the details reserved by this condition.

Condition 5:

Prior to the commencement of any works affecting internal doors or architraves, a detailed doors schedule (linked to a room numbered plan) shall be submitted to, and approved in writing by, the Local Planning Authority. The schedule shall identify each existing door and its architrave, and provide an explanation of the proposed changes.

A schedule (linked to a room numbered plan) together with drawings (at a scale of 1:10) of any new doors and their associated architraves, new skirtings or panelling, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in full accordance with the approved schedule and details.

REASON: To ensure the proper identification, retention, and appropriate treatment of historic doors and to secure high-quality replacement joinery where required, preserving the special interest of the Grade II listed building.

Details submitted for approval:

- Joinery details – date received: 10/08/2026
- Photos of internal doors – date received: 05/08/2026
- Phase 1 proposed drainage and doors – date received: 07/07/2026

Decision: The details submitted in relation to this condition are approved.

Reason for decision: The details submitted in the above documents were reviewed by the Conservation Officer, and following the addition of joinery details and photos of the internal doors, all information was deemed sufficient to approve the details reserved by this condition.

Condition 6:

No development shall commence on site until details (i.e. a large scale floor plan with the joists marked) of the proposed drainage and plumbing runs have been submitted to and approved in writing by the Local Planning Authority so that the implications for the historic timbers can be fully understood. The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and potentially impacts on historic fabric that contributes to the interest of the listed building.

Details submitted for approval:

- Phase 1 proposed drainage and doors – date received: 07/07/2026
- Proposed drainage routes/doors and rooms numbered – date received: 05/08/2026

Decision: The details submitted in relation to this condition are approved.

Reason for decision: The details submitted in the above documents were reviewed by the Conservation Officer, and following the addition of a detailed plan showing the location and details of the proposed drainage and plumbing runs, all information was deemed sufficient to approve the details reserved by this condition.

Condition 7:

No works to the new shopfront, or the proposed link extension, shall commence until the proposed materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before these elements of the development commence in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area; and the historic significance of the Grade II listed building.

Details submitted for approval:

- Proposed glazed link – rev C – date received: 27/08/2026
- External materials schedule – rev B - date received: 26/08/2026

Decision: The details submitted in relation to this condition are approved.

Reason for decision: The initially submitted plans for the glazed link plan and external materials schedule were not considered sufficient by the case officer and Conservation Officer to approve the details of the condition. Concerns were raised to the agent regarding the finish of the new shop frontage, the colour of the window casements and whether they would be flush with the lead cladding. Revised plans were received which confirmed the finish of the frontage, that the casements will match the colour of the lead, and that the windows will be flush with the lead. The Conservation Officer was reconsulted and the details submitted in the above documents were deemed sufficient to approve the details reserved by this condition.

Additional

As part of the consultation response, the Conservation Officer requested that the applicant's attention be drawn to Conditions 4 and 8. These conditions do not require the submission of details for discharge; however, strict compliance with their requirements remains necessary and is of critical importance to the preservation of the listed building and its historic fabric.

Condition 4 requires the retention of existing historic fire surrounds, hearths and any historic panelling within the building. Condition 8 requires the retention of historic features, including the existing cupboard, fireplace and panelling. The full wording of these conditions is set out in the decision notice accompanying the previous listed building consent approval.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant conditions.

Yours faithfully

Head of Development Management

NOTES:

1. Approved Conditions:

If the conditions have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.