

11 September 2026

Dear Ameera Properties LLP,

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

Application No:	PL/2025/09740
Proposal:	Discharge of Condition 3 (Public Protection) for PL/2023/01172 - Conversion, alteration and repair of upper first and second floors to residential to provide three self contained flats (Resubmission of PL/2022/01581)
Site Address:	7 and 9, Fish Row, Salisbury, SP1 1EX
On Behalf Of:	Ameera Properties LLP 71-75 Shelton Street, Covent Garden, London , UK, WC2H 9JQ

I refer to your application for the discharge of condition attached to the above planning permission dated 12 December 2025. After careful consideration, the following decision has been made:

Condition submitted for consideration:

Condition 3:

There shall be no occupation of the flats hereby approved until a scheme of works for noise attenuation and ventilation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the design recommendations set out at section 6 of the Venta Acoustics Noise Impact Assessment reference VA4746.230718.NIA1.2, dated 18th July 2023 and shall include full details of secondary internal glazing to be applied to the existing external windows serving the dwellings, the window set for the second floor bathroom/dressing room and full details of the proposed air ventilation system (including positions of the extraction points and flues). Any works which form part of the approved scheme shall be completed before the premises are first occupied and shall be maintained in accordance with the approved details at all times thereafter.

REASON: To ensure the creation and retention of an environment free from intrusive levels of noise in the interests of the amenity of future occupiers.

Details submitted for approval:

- Ventilation compliance statement – date received: 07/03/2026
- AAC125HP Rytons Super Acoustic – date received: 13/08/2026

- Acoustic measures report – date received: 07/03/2026
- Appendix B Clearview Systems – date received: 12/12/2025
- Appendix C Ranebrook Timber Windows – date received: 12/12/2025
- Cover letter – date received: 07/03/2026
- Joinery list – date received: 12/05/2026
- Noise Impact Assessment (dated 18/07/2023) – date received: 12/12/2025
- Noise Impact Assessment addendum – date received: 12/12/2025
- Proposed Fish Row alley elevation – ref (184-06-44) – date received: 13/08/2026
- Proposed Fish Row elevation – ref (184-06-43) – date received: 13/08/2026
- Proposed New Canal elevation – ref (184-06-45) – date received: 13/08/2026
- REVISED Proposed first floor plan – ref (184-06-20-G) – date received: 13/08/2026
- Revised Proposed second floor plan – ref (184-06-21-L) – date received: 13/08/2026
- Titon Ultimate - Decentralised Mechanical Extract Ventilation details – date received: 07/03/2026
- Titon Ultimate dMEV – date received: 13/08/2026

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

Reason for decision:

This pre commencement condition was included at the request of Wiltshire Council's Public Protection team on the full planning permission granted under ref PL/2023/01172 for the conversion of the first and second floors of 7-9 Fish Row to three self-contained flats. The condition was included to protect future occupiers of the flats from intrusive levels of noise.

7-9 Fish Row is a grade II listed building and as such any physical alterations, both internal and external, to achieve compliance with Public Protection's standards, also need to be compliant from a heritage perspective. As such WC Conservation were also consulted on this DOC application and provided the following comment.

'The proposed vents and grilles of the latest revised drawings have been approved under the associated LBC application (PL/2026/00484). Please refer to my report on that file for consideration of the impact on heritage assets.'

During the course of this DOC application a separate LBC application (PL/2026/00484) was submitted which revised the plans of the previously approved LBC (PL/2023/01416), which was the tandem application alongside PL/2025/09740 to which this pre-commencement condition is attached. This context is relevant because following the approval of PL/2026/00484 in August 2026 revised plans were required for this DOC to reflect the changes approved under the recent LBC. These were received and the conservation officer returned a consultation response of 'no objection' with the details submitted with this DOC presenting no heritage concerns.

Attention now turns to the consultation response of WC's Public Protection team. In the first instance the PP officer requested further details and clarification regarding ventilation plans, location of equipment and floor plans. This information was provided and PP were reconsulted within the context of the revised plans under the aforementioned LBC approval. The following consultation response was provided which raised no objection.

'I have now had the opportunity to review the application and the associated history. I note that Trish requested a layout plan identifying the glazing specification proposed for each window within each room. Having reviewed the submitted documents, I am satisfied that the Ventilation Compliance Statement and Joinery List provide the necessary details regarding the glazing and ventilation proposals.'

It is important to note that, due to noise from the fixed plant, the window serving Bedroom 3 must remain non-openable, as specified within these documents. In addition, the installation of both the glazing and the

ventilation system must be carried out to a high standard to ensure that the designed facade sound insulation performance is achieved. This is necessary to provide sufficient attenuation of noise from the plant and to prevent an adverse impact on the amenity of future occupants, particularly given that this room is now identified as a bedroom rather than the bathroom/dressing room shown in the original application.'

One of the most crucial points of consideration that make the details acceptable is the protection from instructive levels of noise from an adjacent outside piece of plant equipment serving a nearby takeaway to the future occupiers of bedroom 3 on the second floor. PP are satisfied the provided details ensure the window and ventilation system serving this room are of a high standard to protect future occupiers from adverse noise.

It is noted by PP and worth reiterating by the case officer for this DOC that the window serving bedroom 3 on the second floor is to be fixed and non-opening as stated in the joinery list. It must also be soundproof as stated on the approved floor plan and joinery list.

In conclusion, both PP and the case officer are satisfied that the details provided are sufficient to discharge this condition. Full compliance will all details provided in this application and previous approvals for the lifetime of the development is required.

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 condition has 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.