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savills

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Dear Sir/Madam

RETROSPECTIVE APPLICATION FOR LISTED BUILDING CONSENT FOR THE FORMATION OF A NEW SHOPFRONT AND DOORWAY TO FRONT ELEVATION AND FIRE ESCAPE TO REAR ELEVATION

SAVILLS, 56-60 MILFORD STREET, SALISBURY, SP1 2BP

On behalf of Savills (UK) Ltd, please find enclosed the application for retrospective listed building consent at the Savills Salisbury Office, 56-60 Milford Street, Salisbury, SP1 2BP.

Background & Application Rationale

On 24th April 2015 simultaneous full planning and advertisement consents were granted for the formation of a new shop front, doorway and fire escape alongside the installation of fascia and projecting signage at No.60 Milford Street (Application Refs. 14/11960/FUL & 15/01129/ADV) – see the site planning history in Table 1 below.

These two consents were duly implemented and the approved works were undertaken in accordance with the approved details. However, in liaison with the building's landlord in regards the potential sale of the building, it has been brought to Savills' attention that the building appears to be Grade II listed.

Fig.1: Historic England Map Search



Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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On review, it appears that the situation has arisen from the Savills office address being 'No. 60 Milford Street', though the whole building comprises Nos. 56-60 Milford Street. The list entry for Nos. 56 and 58 Milford Street (NHLE ref: 1259783) does not include No. 60 in the provided address information, but the list description and NGR provided appears to relate to Nos. 56-60 Milford Street.

Savills is now seeking to rectify this situation through applying for retrospective listed building consent, in order to regularise these works.

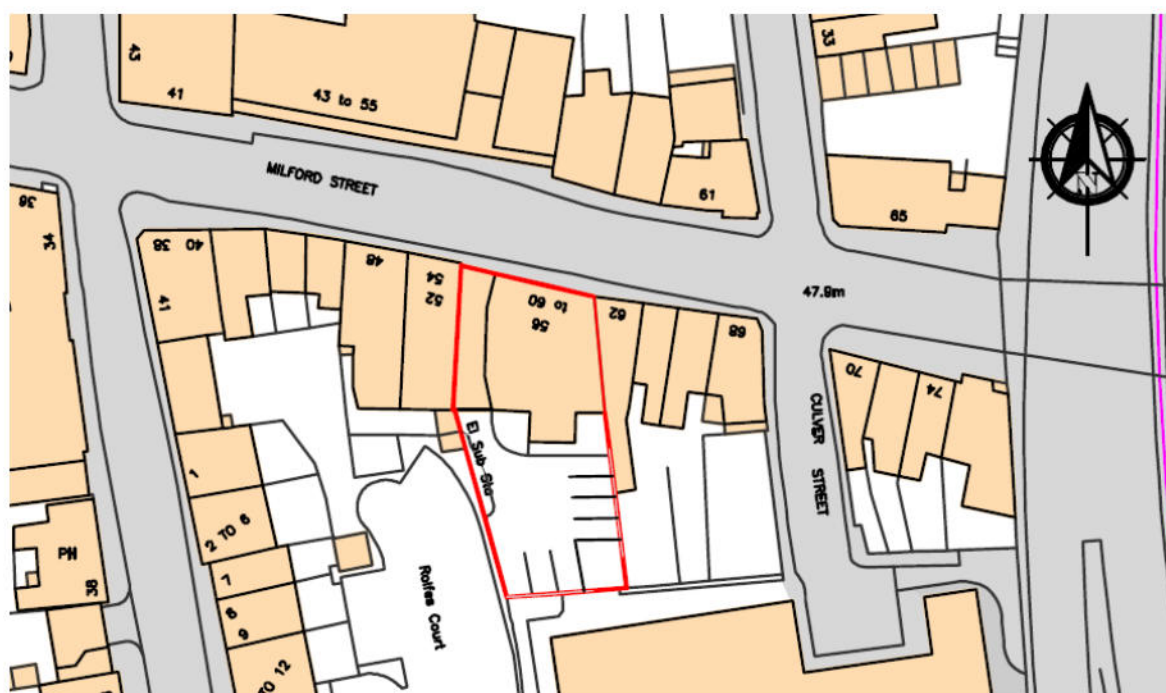
The Site

The site is located on the southern side of Milford Street and comprises a late C18 3-storey red brick office building with a late C18/erly C19 extension to the right hand side. The building, which extends to 5,474 sqft (508.59 sqm) sits on a 0.054ha site and includes secure parking to the rear, has been occupied by Savills since the 1980s. The building is Grade II Listed (List Entry 1259783) and falls within the Salisbury Conservation Area.

Table 1: Relevant Planning History

Reference	Description	Decision	Decision
S/2011/0836	Form new shopfront and doorway to front elevation and fire escape to rear elevation	Approve	18/08/2011
S/2011/0837	Fascia sign, externally illuminated with trough light over and retention of existing 1 x hanging sign non-illuminated (amended description)	Approve	12/09/2011
14/11960/FUL	Formation of new shopfront and doorway to front elevation and fire escape to rear elevation	Approve	24/04/2015
15/01129/ADV	1 internally illuminated fascia sign, 1 x non illuminated fascia sign and 1 internally illuminated square projecting sign	Approve	24/04/2015

Fig.2: Site Location



Submitted Documents

This planning application is supported with the following information, in line with the Wiltshire Validation Checklist (August 2025):

Table 2: Application Deliverables

Wiltshire Validation Requirement	When Required	Submitted?	Location
Application Form	All applications	Yes	Planning Portal
Location Plan	All applications	Yes	P-301 – Site and Block Plan
Site Plan (Existing and Proposed)	All applications	Yes	P-301 – Site and Block Plan
Floor Plans (Existing and Proposed)	All applications	Yes	P-304-Rev A – Existing and Proposed Floorplans
Elevations (Existing and Proposed)	All applications	Yes	P-303 Rev D – Proposed Front Elevations P-304-Rev A – Existing and Proposed Floorplans
Roof Plans (Existing and Proposed)	Where any roof is being altered	No	Not relevant to these proposals
Site Sections (Existing and Proposed)	When a change in level is proposed	No	Not relevant to these proposals
Detailed Drawings of New Windows, Doors or Mouldings	When new doors, windows or features are proposed	Yes	P-303 Rev D – Proposed Front Elevations
Design and Access Statement	All applications	Yes	This document
Ecological Assessment	Depends on the nature of the proposal	No	No impact on ecology No requirement for BNG (de minimis exemption)
Schedule of Works and/or Specification of Repairs	Complicated or larger scale proposals	No	Not relevant to these proposals
Statement of Heritage Significance/Heritage Statement	All applications	Yes	This document
Structural and Marketing Report	When demolition is proposed on structural and economic grounds.	No	Not relevant to these proposals
Structural Survey	Where structural changes to a listed building are proposed	No	Not relevant to these proposals

Retrospective Works

The building works consented in 2015, for which retrospective listed building consent is now sought are:

- Installation of new aluminium door frame to ground floor front elevation (powder coated in Savills blue);
- Insertion of two floor to ceiling height glazed windows framed by rendered columns and stallriser with full width Savills blue fascia above;
- Brushed stainless steel Savills lettering (externally illuminated by trough light);
- Aluminium square projecting sign (externally illuminated by through light);
- Installation of security shutter to cordon under croft (powder coated in Savills blue);
- Installation of fire escape to rear elevation (south elevation)

Planning Policy Considerations

This retrospective listed building consent application has been prepared with full consideration of the current Development Plan for Wiltshire, comprising the following policy documents:

- Wiltshire Core Strategy (January 2015)
- Salisbury Neighbourhood Plan and associated Salisbury Design and Advertising Guide (March 2025)
- Supplementary Planning Documents:
 - Wiltshire Design Guide (April 2024)
 - City of Salisbury Conservation Area Appraisal and Management Plan (December 2014)
 - Shopfront Design in Salisbury SPD (December 2004)

Principle of Development

Core Policy 1: Settlement Strategy of the Wiltshire Core Strategy (WCS) establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in Principal Settlements such as Salisbury.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises (inter alia) sustainable patterns of growth and supporting local services.

Together, Policies CP1 and CP2 seek to ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The application site falls outside of the Central Shopping Area of Salisbury but within the wider defined City Centre boundary within which commercial uses and associated signage form an established and expected feature of the street scene.

There are no changes proposed to the established use of the application site. As such, Savills consider that the principle of development is acceptable.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.
-

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

During the determination of the previous schemes (14/11960/FUL & 15/01129/ADV) the following amendments were made following liaison with the Historic Environment Officer:

- Omission of the roller shutter for the windows
- Introduction of trough lights rather than internal illumination

- Colouring of the whole shopfront blue (as opposed to just the fascia)

Having made these amendments, it is important to note that it was considered there would be no significant harm to the character of the building or wider Conservation Area, and in visual terms no objections were raised.

It was found by the officer that the aluminium/steel advertisement materials were acceptable for this location, and the security grill, which is set-back underneath the vehicular entrance, would not affect the character of the building or Conservation Area to a significant degree.

The Conservation Officer reviewed the submitted plans and raised no objection to the scheme.

Heritage

Savills Heritage and Townscape have reviewed the works and need for listed building consent, communicating with Wiltshire Council on this matter and inputting into this submission document as below.

Core Policy 58 (Historic Environment) states that development should protect, conserve and where possible enhance the historic environment. Under Core Policy 58 designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The NPPF is clear that heritage assets are an irreplaceable resource enjoyed for their contribution to the quality of life of existing and future generations and in considering the impact of a proposal great weight should be given to their conservation irrespective of the level of harm. As per Paragraph 215 of the NPPF where a proposal will lead to less than substantial harm to the significance of a designated heritage that harm should be weighed against any public benefits of the proposal.

As described above the site is currently included in the listing for Nos. 56 and 58 Milford Street (NHLE ref: 1259783). Following review of the listing information, and consultation with Wiltshire Council, it has been confirmed that this inclusion is erroneous but that the building remains technically listed. This has been confirmed in though communication with SCC's Conservation Officer, who has stated that: "...the building remains on the list but shouldn't, it was demolished and rebuilt in steel frame in 80s" (pers. comm. 14.05.26). As such retrospective listed building consent is legally required, though it is clear that the works have resulted in **no harm** to the listed building due to it having been rebuilt in the late 20th century and therefore not of heritage interest.

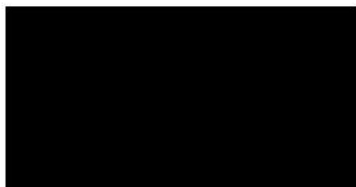
With regard to the wider Salisbury Conservation Area, as described above amendments were made to the design during the planning application process, and it was concluded by the Conservation Officer that the works were acceptable in heritage terms. The building is considered to make a neutral contribution to the significance of the Conservation Area, as a relatively sympathetic 1980's infill building which completes the street-line here but is not of heritage interest. The approach to the project has been a functional one, to maintain and improve a working building in a manner which is sympathetic to the surrounding Conservation Area. The works are therefore considered to have resulted in **no harm** to the Salisbury Conservation Area.

Conclusion

As outlined in the preceding paragraphs, this application seeks retrospective listed building consent at the Savills Salisbury Office, 56-60 Milford Street, Salisbury, SP1 2BP. As has been demonstrated, the proposals are supported by policy and, in the absence of harm, it is kindly requested that this application is approved without delay.

I trust you have everything required to validate and determine this application. If you require any further information, please do not hesitate to contact me.

Yours faithfully



Jim Beavan
Savills Planning

Encs