



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09968
Decision Date: 17/09/2026

Applicant:	D Bilgic 33 Catherine Street, Salisbury, Wiltshire, SP1 2DQ
Particulars of Development:	Change of use of upper floors from commercial to HMO (6 bedroom)
At:	33 Catherine Street, Salisbury, SP1 2DQ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 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:

- 2025/098 PP 001 Location Plan, received 01.04.2026
- 2025/098 PP 006 Block Plan As Proposed, received 01.04.2026
- 2025/098 PP 010 Rev C, Ground Floor Plan As Existing / As Proposed, received 01.04.2026
- 2025/098 PP 011 Rev B, First Floor Plan As Existing / As Proposed, received 01.04.2026

- 2025/098 PP 012 Second Floor Plan As Existing / As Proposed, received 01.04.2026
- 2025/098 PP 013 Roof Plan As Existing / As Proposed, received 13.08.2026
- BS8233 Noise Assessment Report, 26 March 2026, received 01.04.2026
- Nutrient Calculator, received 08.06.2026
- 1872-SINE-XX-ZZ-DR-M-5700 rev P01 Mechanical Engineering Services Proposed Ventilation Layout, received 11.08.2026
- Specification details of Zehender roof terminals, received 13.08.2026

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

- 3 The HMO accommodation hereby approved shall not be first brought into use until six covered and secure cycle parking spaces have been provided within the site in accordance with submitted details. Such cycle parking shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 4 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

- 5 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

- 6 The HMO hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

- 7 The HMO hereby approved shall not be occupied until 1 no bird box or 1 no bat box or 1 No hedgehog box has been provided on the site or building. The provision shall be retained for the lifetime of the development

REASON: To provide mitigation /enhancement for biodiversity.

- 8 Prior to first occupation of the HMO hereby approved, a scheme of internal secondary glazing as detailed in Section 6.2 of Aran Acoustic Noise Impact Assessment Report dated 28th March 2026 shall be implemented in full and retained at all times thereafter for the lifetime of the development.

Reason: Core Policy 57. Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

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Prior to first occupation of the HMO hereby approved, the mechanical ventilation scheme, as detailed and specified in drawings:

- 2025/098 PP 013 Roof Plan As Existing / As Proposed, received 13.08.2026
- 1872-SINE-XX-ZZ-DR-M-5700 rev P01 Mechanical Engineering Services Proposed Ventilation Layout, received 11.08.2026
- Specification details of Zehender roof terminals, received 13.08.2026

shall be implemented in full and maintained at all times thereafter for the lifetime of the development.

Reason: Core Policy 57. Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Informatives

BNG: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which **will not require** the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

River Avon : Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

New Forest: Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Wildlife and Countryside Act: The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Flood Warning and Evacuation Plan: The flats hereby approved should not be occupied until a Flood Warning and Evacuation Plan has been provided by the developer to the occupiers, to ensure that owners and occupiers of the property are aware that the site is located in an area that may be at risk of flooding and are aware of the appropriate course of action to be taken in the event of a flood event. Guidance on the preparation of an emergency plan can be found <https://www.adaptnet.org.uk/floodriskemergencyplan>

HMO licence: The applicant is advised that they must make an application for an HMO licence. The proposals should be in compliance with Wiltshire Councils mandatory space, amenity & fire safety standard for HMO properties. Any questions relating to the HMO licence should be sent to housingrenewal@wiltshire.gov.uk

Nic Thomas - Director of Planning, Economy and Climate

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NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)