

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04460
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	29-31 High Street, Salisbury, SP1 2NN
DEVELOPMENT DESCRIPTION:	External alterations to a listed building for bank closure
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site lies in the central section of the High St where it is in close proximity to a number of other listed buildings and within the Salisbury City Conservation Area. It is a three storeyed building with a parapet, with Flemish bond brickwork above a modern shopfront, six over six sash windows and gauged brick arches. The shopfront is faced with grey granite and has a deep fascia below a metal capping.



(officer's photo August 2026)

The list entry, dated 1972, for means of identification purposes only, provides the following description:

HIGH STREET 1. 1594 (East Side) Nos 29 & 31 SU 1429 NW 3/83A II GV 2. Late C18. 3 storeys red brick. Band cornice and parapet with stone coping. 2 windows to upper floors, recessed sashes, glazing bars intact, flat rubbed arches. Modern shop front on ground floor.

PROPOSAL

The proposal relates to the departure of the long-term occupier, involving removal of the branded fascia and projecting signage, removal of the ATM reinstating glazing, and any necessary repairs to the stone of the shopfront.

RELEVANT PLANNING HISTORY

Proposal / Summary

S/1986/1788 - Listed building consent Decision - Approve with Conditions Date: 18/2/1987 – L/B APPLICATION - ALTERATIONS TO ALL THREE PROPERTIES INCLUDING PARTIAL DEMOLITION AND ERECTION OF PART 2 AND PART 3 STOREY EXTENSIONS TO THE REAR OF NOS. 27 AND 29
S/1989/1988 - Consent to display an advertisement Decision - Refused Date: 20/3/1990 – A/D APPLICATION - INTERNALLY ILLUMINATED SHOP FASCIA SIGN
S/1989/1989 - Consent to display an advertisement Decision - Approve with Conditions Date: 20/3/1990 – A/D APPLICATION - SIGNAGE WITH INDIVIDUALLY INTERNALLY ILLUMINATED LETTERS
S/1989/1990 - Consent to display an advertisement Decision - Refused Date: 20/3/1990 – A/D APPLICATION - INTERNALLY ILLUMINATED PROJECTING SIGN
S/1995/1022 - Listed building consent Decision - Approve with Conditions Date: 11/9/1995 – To install a 90cm diameter satellite antenna for the purpose of business TV
S/1995/1021 - Full planning permission Decision - Approve with Conditions Date: 11/9/1995 – To install a 90cm diameter satellite antenna for the purposes of business TV
S/1994/0784 - Full planning permission Decision - Approve with Conditions Date: 15/7/1994 – RELOCATING CASH MACHINE WITHIN SHOP FRONT
S/1994/0785 - Listed building consent Decision - Approve with Conditions Date: 15/7/1994 – L/B APPLICATION - RELOCATING CASH MACHINE WITHIN SHOP FRONT
S/1989/1356 - Listed building consent Decision - Refused Date: 4/10/1989 – L/B APPLICATION - REVISIONS TO LAYOUT OF BANKING HALL /PUBLIC SPACE AND ALTERATIONS TO EXISTING SHOP FRONT OF NOS. 29 & 31
13/04898/ADV - Consent to display an advertisement Decision - Refused Date: 3/12/2013 – 1 x 680mm high heritage fascia with illuminated brand mark, 1 x illuminated 400mm high remote projecting sign, 1x Illuminated ATM collar, 1 x internal marketing unit.
14/00235/UN - Unknown – -New Metal & Powder Coated Blue Fascia Board -New 400mm High Non-Illuminated Individual Lettering -New Heritage Projecting Hanging Sign -New Non-Illuminated ATM Tablet -Internal Window Marketing Unit
14/00315/ADV - Consent to display an advertisement Decision - Approve with Conditions Date: 11/3/2014 – 1 fascia board with non-Illuminated individual lettering, 1 x non-Illuminated projecting hanging sign, new non-illuminated ATM tablet, internal window marketing unit
14/00317/LBC - Listed building consent Decision - Approve with Conditions Date: 11/3/2014 – 1 fascia board with non-Illuminated individual lettering, 1 x non-Illuminated projecting hanging sign, new non-illuminated ATM tablet, internal window marketing unit
S/2003/0435 - Listed building consent Decision - Approved Date: 8/4/2003 – HALO ILLUMINATED LETTERS NON-ILLUMINATED PROJECTING SIGN
S/2003/0322 - Consent to display an advertisement Decision - Approved Date: 8/4/2003 – ILLUMINATED FASCIA SIGN NON ILLUMINATED PROJECTING SIGN
13/05052/LBC - Listed building consent Decision - Refused Date: 3/12/2013 – 1No Replacement Heritage Fascia Signage with landmark. 1No New Replacement illuminated projecting sign. 1No New Replacement illuminated ATM Collar

18/06986/LBC - Listed building consent Decision - Approve with Conditions Date: 14/9/2018 – The replacement of 1 no external ATM and 1 no internal ATM
S/1989/0062 - Listed building consent Decision - Refused Date: 8/3/1989 – L/B APPLICATION - REVISION TO LAYOUT OF BANKING HALL/ PUBLIC SPACE AND ALTERATIONS TO EXISTING SHOPFRONT OF NO'S 29 AND 31
PL/2025/06853 - Full planning permission Decision - Approve with Conditions Date: 18/11/2025 – New internal Air Conditioning (AC) and Mechanical Ventilation with Heat Recovery (MVHR) systems including replacement external condensers.
PL/2025/07033 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 18/11/2025 – New internal Air Conditioning (AC) and Mechanical Ventilation with Heat Recovery (MVHR) systems including replacement external condensers.
PL/2026/04460 - Listed building consent (Alt/Ext) – External alterations to a listed building for bank closure
S/1984/1368 - Full planning permission Decision - Approved Date: 21/11/1984 – INSTALLATION OF AUTOMATED TELLER MACHINE IN SHOPFRONT
S/1984/1369 - Full planning permission Decision - Approved Date: 21/11/1984 – L/B APPLICATION - INSTALLATION OF AUTOMATED TELLERMACHINE IN SHOPFRONT
S/1986/1693 - Full planning permission Decision - Withdrawn Date: 20/11/1986 – REDEVELOPMENT OF 29 AND 31 HIGH STREET AND EXTENDING INTO 27 HIGH STREET AND FIRST AND SECOND FLOOR LEVELS. RETAINING RETAIL USE AT GROUND FLOOR OF 27 HIGH STREET
S/1986/1694 - Listed building consent Decision - Withdrawn Date: 20/11/1986 – L/B APPLICATION - INTERNAL ALTERATIONS, REAR 2 STOREY EXTENSION AND NEW SHOPFRONT TO NO.27 AND INTERNAL ALTERATIONS TO NOS.29 AND 31
S/1986/1787 - Full planning permission Decision - Approve with Conditions Date: 18/2/1987 – ALTERATIONS AND EXTENSION TO NOS. 27, 29 AND 31 HIGH STREET, SALISBURY, TO PROVIDE A SHOP UNIT IN THE GROUND FLOOR FRONT OF NO.27 AND COMBINING THE GROUND FLOOR
S/1989/0061 - Full planning permission Decision - Refused Date: 8/3/1989 – INTERNAL ALTERATIONS TO BANKING HALL/PUBLIC SPACE PLUS NEW SHOPFRONT TO NO'S 29 AND 31
S/1989/1359 - Full planning permission Decision - Refused Date: 4/10/1989 – INTERNAL ALTERATIONS TO BANKING HALL/PUBLIC SPACE PLUS NEW SHOPFRONT TO NOS.29 & 31
S/1991/0143 - Consent to display an advertisement Decision - Refused Date: 25/3/1991 – A/D APPLICATION - NON-ILLUMINATED HANGING SIGN
S/2008/1017 - Consent to display an advertisement Decision - Split Date: 29/7/2008 – NEW FASCIA SIGN, HANGING SIGN AND BANNERS TO HIGH STREET ENTRANCE
S/2008/1019 - Consent to display an advertisement Decision - Split Date: 29/7/2008 – NEW FASCIA SIGNAGE TO NEW CANAL AND CATHERINE STREET ENTRANCES. VARIOUS HANGING AND PROJECTING BANNERS
S/2008/1021 - Listed building consent Decision - Refused Date: 29/7/2008 – NEW FASCIA SIGN, HANGING SIGN AND BANNERS TO HIGH STREET ENTRANCE

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) August 2026 sets out government policy, including in respect of the historic environment.

Chapter 20 - *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

Chapter 5 of the NPPF sets out policies for *Meeting the challenge of climate change* and gives substantial weight to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England's *Conservation Principles, Policies and Guidance* (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional guidance on the application of policies set out in the NPPF is contained within their publications:

- Historic Environment *Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic Environment *Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition* (2017)
- Historic England *Advice Note 2 – Making changes to Heritage Assets* (2025)
- Historic England *Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency* (2026)
- *Traditional Windows: their care, repair and upgrading* (2017)

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest; impact upon the setting of any other listed buildings; impact upon the character and appearance of the conservation area.

CONSULTATION RESPONSES

Salisbury City Council – "support"

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 20: *Conserving and Enhancing the Historic Environment*, have also been

taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals. In this case little heritage assessment information has been provided but it is evident that the proposal involves no historic fabric and is of a very straightforward nature.

The following heritage recommendations are therefore made on the basis of the local planning authority's own assessment of the significance of the heritage asset and the impact of the proposals.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies in its survival as a C18 property in the High St, its good quality materials and detailing, and its contribution to the streetscene which is within the setting of the cathedral. Nos 25-31 are noted as having Group Value in their list entries, but nearly everything to the south of the site toward the cathedral is also listed, with nos 37-51 and 50-58 & 64 identified as an adjacent group, including several at II*. There may be some internal features of interest and significance, but these have not been explored for the purposes of this application.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly policies HE4-9 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposal to remove the branded fascia and projecting sign only affects modern fabric. The planning history above includes repeated replacement of the signage. The granite shopfront had been installed before an early 1970s photo in the Salisbury Museum collection and is the shopfront noted as modern in the list description. Making good the stonework after removal of the signs should be a very minor piece of work and this does not require further detailing.

The proposal to remove the ATM and reinstate glazing to match raises no concerns.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

It is considered that the proposals will preserve the character and significance of the listed building and those of the adjacent listed buildings, and preserve the character and appearance of the conservation area, with regard to the aims of sections 16 and 72 of the PLBCA Act 1990, the NPPF and CP58.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

LB 3yrs

Plans list