

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03427
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	51-53 Silver Street, Salisbury, SP1 2NG
DEVELOPMENT DESCRIPTION:	Proposed refurbishment and alteration works to internal spaces and to external shopfront.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site address has been provided as 51-53 Silver St, although mapping appears to show the building solely to be 53, 51 being the taller unpainted brick building to the left (east) which is separately listed. This is, nevertheless, how it appears on the addresses database, and no confusion is foreseen.



(Officer's photo)

The site lies within the Salisbury City Conservation Area and is surrounded by listed buildings on all sides. The building is three storeyed rendered brick with six over six sash windows. The porticoed shopfront dates from the C19. A streetlight is obtrusively sited in the centre of the elevation.

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

1. *SILVER STREET*
1594 (South Side)
No 53

SU 1429 NW 3/323 28.2.52.

II GV

2.

Late C18 early C19. 3 storeys colourwashed stucco. The premises include Stoke's Warehouse to New Canal. Silver Street front band between storeys, band cornice and brick parapet with stone coping. 4 windows to upper floors, recessed sashes, glazing bars intact, all with Venetian shutters. On ground floor early C19 double shop front with 2 low windows, no glazing bars, modern glazed central door with plain semi-circular fanlight, moulded frame and flanking pilasters under later frieze supported by 5 Doric columns. Secondary door with semi-circular fanlight converted to window. The front to New Canal is an early C19 warehouse of 3 storeys red brick with some grey headers. Low pitch gable end slate roof with flat eaves to bay front with off centre superimposed hatches, the top one with deeply cantilevered gable over. Cast iron hoist with circles in spandrel adjoining. Smaller cast iron hoist to right also on 2nd floor. 9 windows to upper floors, 2 blind on each floor, 2 light thin mullioned small paned iron casements with cambered arches. Ground floor has double mid C19 shop front to left with panelled pilaster frame, frieze and moulded cornice. To right altered doors and windows. Lower 3 storey section of 2 bays to right with flat eaves on paired brackets 2 large 3 light wood casements 2nd floor. 1st floor has one similar casement and 4 pane sash in flush frame. 2 later sash windows on ground floor.

Nos 51 to 59 (odd) form a group.

Listing NGR: SU1434329917

PROPOSAL

Quoting directly from the D&A:

Proposed internal works include:

- *Redecorating and making good internal finishes.*
- *Minor alterations to layout of ground floor banking hall, customer rooms and counter/admin areas.*
- *Replacing existing flooring on ground and first floors with new flooring.*

Proposed external works include:

- *Cleaning entrance doors and patching base board in entrance.*
- *Refixing metal edging to both window bays and repairing wood bay structure beneath*

RELEVANT PLANNING HISTORY

Proposal / Summary
S/1995/1290 - Listed building consent Decision - Approve with Conditions Date: 26/10/1995 – Re-paint fascia panel same colour as existing, fix one set of metal letters
S/1988/1242 - Full planning permission Decision - Approve with Conditions Date: 24/8/1988 – REFURBISHMENT OF EXISTING RETAIL UNIT, INSTALLATION OF NEW

SHOP FRONTS ON NEW CANAL FRONTAGE, CHANGE OF USE OF PART FROM RETAIL TO RESTAURANT
S/1988/1243 - Listed building consent Decision - Approve with Conditions Date: 24/8/1988 – L/B APPLICATION REFURBISHMENT OF EXISTING PROPERTY - INSTALLATION OF NEW SHOP FRONTS, CHANGE OF USE OF PART RETAIL TO RESTAURANT
S/1990/1373 - Full planning permission Decision - Refused Date: 14/11/1990 – CHANGE OF USE TO CLASS A2 (FINANCIAL SERVICES)
S/1991/1493 - Full planning permission Decision - Approve with Conditions Date: 27/11/1991 – ALTERATIONS TO EXISTING SHOPFRONT AND REAR DOORS AND NEW PLANT AREA OVER FIRST FLOOR
S/1991/1494 - Consent to display an advertisement Decision - Approved Date: 27/11/1991 – A/D APPLICATION - NON-ILLUMINATED INDIVIDUAL LETTERS ON FASCIA AND INTERNALLY ILLUMINATED GLAZED PANEL
S/1991/1495 - Listed building consent Decision - Approve with Conditions Date: 27/11/1991 – L/B APPLICATION - ALTERATIONS TO EXISTING SHOPFRONT AND REAR DOORS AND NEW PLANT AREA OVER FIRST FLOOR
S/1992/0209 - Consent to display an advertisement Decision - Approved Date: 26/3/1992 – A/D APPLICATION - NON-ILLUMINATED FASCIA SIGN AND HANGING SIGN
S/1996/0530 - Listed building consent Decision - Approved Date: 5/6/1996 – Exterior redecoration - new colour scheme - white woodwork, render buttermilk in smooth finish
S/2009/1353 - Consent to display an advertisement Decision - Approve with Conditions Date: 6/11/2009 – REPLACEMENT ILLUMINATED FASCIA SIGN, ILLUMINATED ATM HEADER, LETTER BOX PLATE AND WINDOW VINYL.
S/2009/1354 - Listed building consent Decision - Approve with Conditions Date: 6/11/2009 – REPLACEMENT ILLUMINATED FASCIA SIGN, ILLUMINATED ATM HEADER, LETTER BOX PLATE AND WINDOW VINYL.
S/1991/0155 - Full planning permission Decision - Refused Date: 17/4/1991 – CHANGE OF USE OF VACANT RETAIL SHOP TO CLASS A2 (FINANCIAL SERVICES)
S/2004/1413 - Listed building consent Decision - Refused Date: 18/8/2004 – INSTALLATION OF NEW SIGNAGE
S/2004/1414 - Consent to display an advertisement Decision - Split Date: 18/8/2004 – DISPLAY OF AN ADVERTISEMENT
S/2010/0503 - Full planning permission Decision - Approve with Conditions Date: 20/5/2010 – INSTALL A TUBE AND LINK "OPEN" PORTCULLIS SECURITY SHUTTER TO THE FRONT ENTRANCE OPEN PORCH OF SANTANDER BANK
S/2010/0504 - Listed building consent Decision - Approve with Conditions Date: 20/5/2010 – INSTALL A TUBE AND LINK "OPEN" PORTCULLIS SECURITY SHUTTER TO THE FRONT ENTRANCE OPEN PORCH OF SANTANDER BANK
S/1996/0662 - Listed building consent Decision - Approve with Conditions Date: 17/6/1996 – Installation of a 80cm diameter satellite dish
S/1996/0663 - Full planning permission Decision - Approve with Conditions Date: 17/6/1996 – Installation of a 80cm diameter satellite dish
S/2005/1451 - Consent to display an advertisement Decision - Approve with Conditions Date: 13/9/2005 – ILLUMINATE FACIA & PROJECTING SIGNS

S/2005/1452 - Listed building consent Decision - Approve with Conditions Date: 13/9/2005 – ILLUMINATED FACIA & PROJECTING SIGNS
S/2004/2308 - Consent to display an advertisement Decision - Approved Date: 1/12/2004 – PROJECTING SIGN
S/2004/2309 - Listed building consent Decision - Approve with Conditions Date: 1/12/2004 – INSTALLATION OF NEW SIGNAGE
15/12073/LBC - Listed building consent Decision - Approve with Conditions Date: 11/2/2016 – Installation of two 46" TVs in front windows depicting various Santander advertisements with additional signage behind cashier counter
15/10119/ADV - Consent to display an advertisement Decision - Approve with Conditions Date: 11/2/2016 – Installation of two 46" TVs in front windows depicting various Santander advertisements.
14/12032/FUL - Full planning permission Decision - Withdrawn Date: 25/2/2015 – Change of Use of ground floor and first floor from retail shop (A1/A3) to foreign exchange bureau (use class A2) with associated works
14/12033/LBC - Listed building consent Decision - Withdrawn Date: 25/2/2015 – Alterations to facilitate the Change of Use of ground floor and first floor from retail shop (A1/A3) to foreign exchange bureau (use class A2) with associated signage
15/01418/FUL - Full planning permission Decision - Approve with Conditions Date: 20/5/2015 – Proposed Change of existing A1 to mixed use A1/A3. Removal of existing ground floor level shop fit out only and implementation of new cafe fit out at ground floor level only. Proposed new decoration works to existing shop front.
15/01651/LBC - Listed building consent Decision - Approve with Conditions Date: 20/5/2015 – Proposed Change of existing A1 to mixed use A1/A3. Removal of existing ground floor level shop fit out only and implementation of new cafe fit out at ground floor level only. Proposed new decoration works to existing shop front.
18/09563/LBC - Listed building consent Decision - Withdrawn Date: 13/11/2018 – Handrail to perimeter of flat roof to central section of Boots the Chemist facing Silver Street and New Canal.
20/06485/SCO - Scoping Opinion following a screening opinion Decision - SC complete Date: 4/8/2020 – Environmental Impact Assessment Scoping Opinion for the Phase 1 river corridor improvements scheme
PL/2021/06649 - Consent to display an advertisement Decision - Approve with Conditions Date: 13/12/2021 – Replacement signage
PL/2022/09730 - Full planning permission Decision - Approve with Conditions Date: 27/3/2023 – Conversion of upper parts to residential use with associated bin and bike storage.
PL/2024/02426 - Full planning permission Decision - Approve with Conditions Date: 28/8/2024 – Internal alterations to modern commercial layout, removal and replacement of staircases. Kitchen ducting and flue to first floor roof
PL/2024/02749 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 28/8/2024 – Internal alterations to modern commercial layout, removal and replacement of staircases. Kitchen ducting and flue to first floor roof
PL/2026/02777 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: – Proposed refurbishment works to external shopfront to replace existing

Santander fascia and projecting hanging signs with new in Santander's new standard script font.
PL/2026/02800 - Consent to display an advertisement Decision - Approve with Conditions Date: – Display of 1no. new externally illuminated projecting hanging sign and 1no. new externally illuminated fascia sign in Santander's new standard script font.
PL/2026/03427 - Listed building consent (Alt/Ext) – Proposed refurbishment and alteration works to internal spaces and to external shopfront.
S/2001/2301 - Consent to display an advertisement Decision - Approve with Conditions Date: 25/1/2002 – REPLACE EXISTING FASCIA AND PROJECTING SIGNS
S/2007/1714 - Full planning permission Decision - Approve with Conditions Date: 18/10/2007 – INSTALLATION OF SHOPFRONT
S/2007/1715 - Listed building consent Decision - Approve with Conditions Date: 18/10/2007 – INSTALLATION OF SHOPFRONT AND SIGNAGE
S/2012/0818 - Consent to display an advertisement Decision - Approve with Conditions Date: 31/7/2012 – New backing board and letters to fascia sign, plus retention of hanging sign
S/2012/0840 - Listed building consent Decision - Approve with Conditions Date: 1/8/2012 – Works to shopfront associated with altering existing signage
13/00152/ENF - unauthorised signage - application sought to rectify this - Condition 08 S/2012/0818 requires unau - Rohan 55 Silver Street Salisbury Wiltshire SP1 2NG – Works to shopfront associated with altering existing signage

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.

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 on the setting of other listed buildings; impact on the character and appearance of the CA.

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 very little information regarding the heritage significance of the site or its surroundings is provided, however the works are minor and do not seek to make any changes affecting historic fabric.

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 commercial core of the city centre, its good quality detailing including its shopfront, and its contribution to the streetscene which is within the setting of the Poultry Cross (grade I). All of the buildings on the N

side of Silver St facing the site are II* listed, along with 51-59 on the south side (II), making a significant concentration of listed buildings representing the C15-C18 centuries. 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 internal works affect the ground and first floors. Works are confined to minor internal finishes (suspended ceiling tiles, floor coverings, skirtings) and office fittings (branding, lights, picture rails, aircon), all of which have been verified by photographs to be modern. No historic features are exposed at either level and no works are proposed that would affect any historic fabric or character of the building.

External works are very limited, being minor works of repair that are not considered to require consent. Signage referred to on the Proposed Elevation drawing has already been approved in the 2026 applications listed in the Site History above.

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?	
(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. The repairs and refurbishment are welcomed for contributing to the future of the building.

RECOMMENDATION:

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

LB 3 yrs

Plans list