

Joe Richardson
Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

23rd September 2026

Dear Joe,

At: 47 Blue Boar Row, Salisbury, SP1 1DA

I am writing to you in response to Jocelyn's request for additional information (dated 26th June 2026) in connection with the above application which seeks full planning permission and listed building consent for the *Conversion and change of use of existing building to facilitate the provision of two (Use Class C3) residential units, and the demolition of existing building and erection of one (Use Class C3) residential dwelling with associated works.*

The proposals subject of this application relate to the buildings to the rear of the site. Phase 1 for the change of use and conversion of the front part of the site was granted in February 2026 (PL/2025/04542 & PL/2025/04909).

The phase two proposals have been reconsidered in response to Jocelyn's comments, and the following plans and additional information are submitted for consideration:

- Phase 2 Proposed Floor Plans 1628-01G (Russell Lock Planning & Design)
- Phase 2 Proposed Elevations 1628-02E (Russell Lock Planning & Design)
- 14084 Structural Drawing Pack produced by Andrew Waring (August 2026)

For ease, the following sections will explain the revisions made to the proposals.

Unit 4

Both the existing stable building and Unit 3 comprise a Flemish brickwork bond. It is therefore proposed that the new dwelling has a Flemish bond. This brickwork bond will be in-keeping with the existing built forms and ensure that the character of this part of the site is preserved.

The Applicant proposes the use of reclaimed bricks where possible. All bricks will be cleaned up and reused to rebuild. This is now annotated on the plans and means that the historic fabric will be retained.

In terms of external materials, plain clay hanging roof tiles will be used instead of timber cladding at first floor level. The Heritage Handmade Conservation Weathered Plain Tile is the chosen product (Heritage Clay Tiles Ltd), and this is detailed within the schedule of materials included on drawing 1628-02E (Product details included at **Appendix A**).

In terms of the proposed single-storey living area, the Conservation Officer considers this element of the proposal to be *“cumbersome and uncharacteristic of the host building”*. However, the existing modern warehouse building is already connected to the existing stable and includes a flat roof with a modern roof covering. Officers have previously agreed that this part of the site is modern and has limited heritage value.

Given a single storey flat roof element is now proposed, the physical and spatial characteristics at the rear of the site will be preserved. After all, para 3.22 of the Heritage Assessment produced by Jody O'Reilly (HCUK Group April 2026) confirms that the existing flat roofed structure and stable was substantially rebuilt to its current form in the early 20th century and exhibits *“little to no character features of evidence of past function or building arrangement”*.

On this basis, the single storey flat roofed element serving Unit 4 should be considered acceptable in heritage terms.



Figure 1 - Existing flat roof structure



Figure 2 - Relationship between existing stable and flat roofed structure

With regard to treatment of floors, internal floors will be demolished at first floor level and there is no flooring at ground floor level as existing.

In terms of landscaping, the existing stone paving will be retained, carefully lifted and re-laid as a patio. Salvaged bricks and gravel will also be used for the remaining areas. Overall, this will ensure that the historic fabric is retained and high-quality external amenity areas are provided for future occupiers.

The Applicant accepts the imposition of planning conditions relating to window and door details, any new brick and roofing materials as well as a demolition schedule.

The details set out in this submission relating to landscaping and bond of brickwork can be secured by planning condition.

Unit 2

Andrew Waring has confirmed that the northern wall is saturated, and all the wall elements are totally decayed and beyond repair. The whole wall and roof valley area above will need to be replaced with new timber structure.

An updated drawing produced by Andrew Waring (14084.2.R2) confirms that widespread decay has resulted in partial collapse, and thereby necessitates the rebuilding of this wall.

In terms of the spine wall, Andrew Waring has confirmed that it is likely that this wall was an infill and a later addition due to the large timber beam that runs along the top of the partition. The removal of this wall will be required to provide suitable living accommodation and should be considered in the overarching planning balance.



Figure 3 - 'Spine wall' proposed for removal

In terms of panelling, the Applicant has agreed to carefully repair and reuse existing timber panels on the southern, western and northern walls within the kitchen area where possible.

Although some of the existing panelling can be cleaned, rehung and is appropriate for reuse, Officers will be aware from our site visit that a significant amount of the panelling has decayed and is in poor condition. The Applicant has therefore agreed to make new panelling where necessary to ensure that the character of the existing building and room is retained.

After all, the panelling was removed without consent by previous owners and left to decay, and the Applicant has confirmed that new panelling will be formed using the same methods and materials as existing.

Should the Council require further comfort, the Applicant accepts the imposition of a condition requiring the submission of a record of panelling before works commence.



Figure 4 - Existing panelling to be repaired and reused



Figure 5 - Existing panelling to be repaired and reused

Reclaimed existing floorboards are proposed for Unit 2. Any damaged floorboards will be repaired and replaced with 'like for like' floorboards. This can be secured by condition.

In terms of the eastern wall (C), the existing wall is propped and tied in. The condition of this wall significantly differs from Jocelyn's photo from 2010 due to large areas of water ingress, and rebuilding will be required where necessary. A record of the existing wall can be secured by condition if deemed necessary.

In terms of window 10, the window is beyond repair, and the Applicant is proposing a like for like replacement with single glazing. The existing window will be remade and repositioned for structural integrity as shown on the proposed floor plan. Details of this window can be secured by condition.

The blue lines shown on the proposed floor plan indicate the existing staircase. The proposals do not involve the replacement of the existing stairs in this location. The top 3 treads of the stair case and landing will be carefully lifted and levelled.

There is no lathe and plaster present within the existing attic. Adjacent walls within the hall sides will be repaired as necessary with a lime finish to retain the original character of the room. These works are now annotated on the plans.

With regard to attic roof repairs, the timbers will remain in situ with diagonal bracing fitted beneath for stabilisation. A record should therefore not be required.

The applicant accepts the imposition of conditions relating to:

- Details of new ground to first floor staircase;
- Details of new door (D1);
- Details of any new windows (W10 and W17);
- Survey of existing timber framing at first floor level before commencement of works;
- Details of new dormer;
- Flooring schedule at attic level.

Unit 3

This unit will be accessed from the alleyway through an existing door. The existing slab is concrete, and it is proposed that concrete will continue to be used rather than limecrete. Salvaged brick will be re-laid to form new entrance hall as detailed on the plans.

Officers agree that the existing staircase is modern and has no heritage value. The replacement staircase will be made entirely of softwood. The Applicant has confirmed to proceed with butt and bead lining within all stairwell areas.

Details of French doors can also be secured by condition.

With regard to the former goods opening, the plans have been amended to include a pair of fixed double doors and which will be infilled internally. This means the former function and character of this part of the site will be retained.



Figure 6 - Proposed double doors to reflect former goods opening

The end wall will be rebuilt in modern cavity construction with a reclaimed brick façade. The Applicant confirms that there is no intention to remove or alter the curve in the wall. The proposals seek to retain the curve. The bricks are to be salvaged from the site, and the existing bond of this wall will be replicated with lime mortar.

Public Benefits and Conclusions

Overall, it is reassuring to know that the Conservation Officer supports the principle of development, but it is pertinent to emphasise that the site has been neglected and left to decline by Salisbury City Council for more than a decade, and the Applicant is an experienced property developer who seeks to bring the building back into active use.

NPPF Policy HE6 (1) confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation.

NPPF Policy HE6 (4) states that *"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any*

public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed”.

There is no dispute that the scheme involves the replacement of materials and structures which will give rise to some heritage harm through erosion and loss of historic fabric.

However, without intervention soon, it is clear that the building is at imminent risk of uncontrolled collapse and complete loss. The proposals would result in clear heritages benefits from the restoration of built forms, structural envelopes and through using reclaimed materials, as well as the removal of risk to an important building within the heart of the Salisbury Conservation Area.

NPPF Policy S4 requires development proposals within settlements to be approved **unless the benefits of doing so would be substantially outweighed by any adverse effects**. At a time when the Council is only able to demonstrate a 2.8 years supply of deliverable housing sites, the proposals offer a viable and deliverable scheme, and will contribute towards addressing an identified housing shortfall. Substantial weight should therefore be given to this benefit.

For the above reasons, and particularly given Wiltshire Council has already confirmed that they are welcoming of the opportunity to see this building brought back into active use, we consider the proposal to be an appropriate and sustainable form of development which would have positive impacts on the housing targets and vibrancy of the city.

I trust the above and enclosed revised plans provide you with assurance that the benefits of the proposal would outweigh the identified heritage harm to the significance of the listed building, but should you require any further information please do not hesitate to contact me.

Yours sincerely

Oscar Heasman

Oscar Heasman MRTPI

Senior Planner

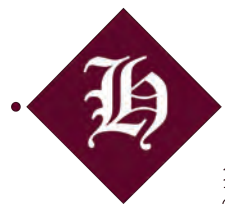
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Enc:

Appendix A - Heritage Handmade Conservation Weathered Plain Tile





Heritage Clay Tiles Ltd

Yesterdays Traditions Todays Choices Tomorrows Heritage

50
Year
Guarantee

Conservation Weathered

A traditional handmade clay tile with a finely sanded surface,
suitable for main roof and vertical applications



Description	Roof	Vertical
Minimum Roof Pitch	35 °	75°
Headlap (Minimum)	65mm	38mm
Batten spacing at maximum gauge	100mm	114mm
Size of tile	265 x 165mm	265 x 165mm
Covering Capacity	60 per m2	53 per m2
Cover width	165mm	165mm
Weight as laid	75kg per m2	66.25kg per m2
Battens per M2	10m	8.7m
Batten Size	38 x 25mm	38 x 25mm
Recomended nail type	40 x 2.65mm Alloy clout	40 x 2.65mm Alloy clout

Heritage Clay Tiles Ltd

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