

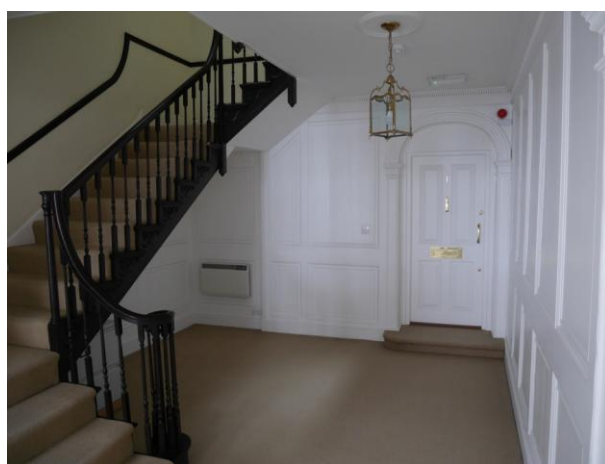
APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

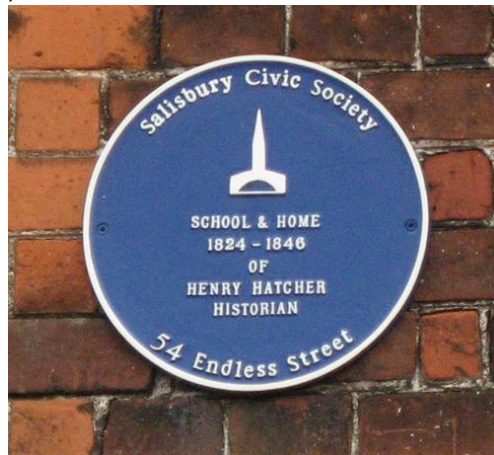
APPLICATION REFERENCE:	PL/2026/03580
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Century House, 52 Endless St Salisbury SP1 3UH
DEVELOPMENT DESCRIPTION:	Alterations to partitions in 2 nd floor flat
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Century House, 52 and 54 Endless St (but addressed solely as 52), is a grade II* listed building in the Salisbury City CA. The list entry notes Group Value with a number of surrounding/adjacent listed buildings. Built as a pair of very large townhouses in the C18, the building was divided into flats in the early C21. It may well be the largest single phase Georgian building in the city and has a gabled mansard roof providing an unusually large fourth storey. Multiple small historic roofs lie behind the frontage of 54 while the rear of 52 has had a substantial modern extension. A blue plaque (erected by Salisbury Civic Society) notes that the building was occupied by Henry Hatcher, author of one the most comprehensive histories of the city in 1834 (later republished as part of Richard Colt Hoare's *Ancient History of Wiltshire*).



Front elevation, entrance lobby of 54, site visit (21/08/26)



The remarkable carved spandrels and treads of the staircase, and blue plaque

The building is 10 sash windows wide at first floor, with 5 in each property; the front door of 52 is central while that of 54 is offset to the left. (No explanation for this is readily apparent, the doors were in this arrangement on the 1879 OS Town plan.) Historic maps show that the properties were not equally divided nor mirrored to the rear, with 54 being smaller and having a terrace of cottages extending to its east.



Rear elevation – 52 nearly completely obscured, 54 carefully restored (officer's photo 2013)

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

ENDLESS STREET 1. 1594 (East Side) - No 52 28.2.52. No 54 SU 1430 SW 1/261 II GV 2. A symmetrical block of 2 large houses. C18, 3 storeys and attic, brick on stone plinth, moulded and bracketed cornice, brick parapet with stone coping swept up at comers and in centre, centre RWH cast and moulded, mansard old tile roof. 4 hipped dormer windows. Shaped gable ends. 10 windows with rubber arches and painted keystones on upper floors. 5 windows right hand on first floor have plain C19 early wrought iron guards. 8 similar windows on ground floor (one a facsimile restoration in place of later service door). 2 6-panelled door in deep arched reveal with radiating fanlights and architrave round head of arches. Doorcases of engaged Doric columns, broken entablature with denticulated and bracketed cornices and open pediments. Interior of 54. Contemporary panelled Hall and staircase with slender turned mahogany balusters and handrail and carved spandrels. Tile hung south wall to No 52.*

Nos 52 to 56 (even) and 60 to 74 (even) form a group.

Listing NGR: SU1449030292

PROPOSAL

Internal alterations comprising the opening up of the existing kitchen, reinstatement of a small utility room within the existing bathroom service area, provision of a separate WC whilst retaining the existing family bathroom. Reuse of existing internal doors throughout, with no original historic doors affected.

The scheme has been amended since submission, and the above description updated accordingly, to omit a proposal to widen the central space between bedrooms 1 and 2.

RELEVANT PLANNING HISTORY

S/2004/2063 DEMOLITION OF SINGLE STOREY REAR EXTENSION ALTERATIONS AND CONVERSION OF DAY CENTRE TO FORM 9 INDEPENDENT APARTMENTS ERECTION OF 6 GARAGES TO REAR (ALL WITH TANDEM PARKING) RETENTION OF 3 PARKING SPACES TO THE REAR OF NO 68/70 PROVISION OF GARDEN AREA TO REAR AND ROOF

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*
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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 – “no comment”

Historic England – “Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.”

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. The application provides limited assessment of the building's heritage significance but does provide some useful description and reference to earlier uses and alterations.

The following heritage recommendations are 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 age, its fine quality architectural design and exceptional craftsmanship, the high degree of preservation, its representation of a period of wealth in the city, its location and high status on one of the principal medieval streets. This is complemented by association with a notable local historian to whom a blue plaque has been erected. The door surrounds are remarkable, brickwork is all in header bond and arches are rubbed with stone keystones - even to the rear, sash windows are believed to be mostly original, and much of the interior survives including panelling, the staircase and much of the layout.

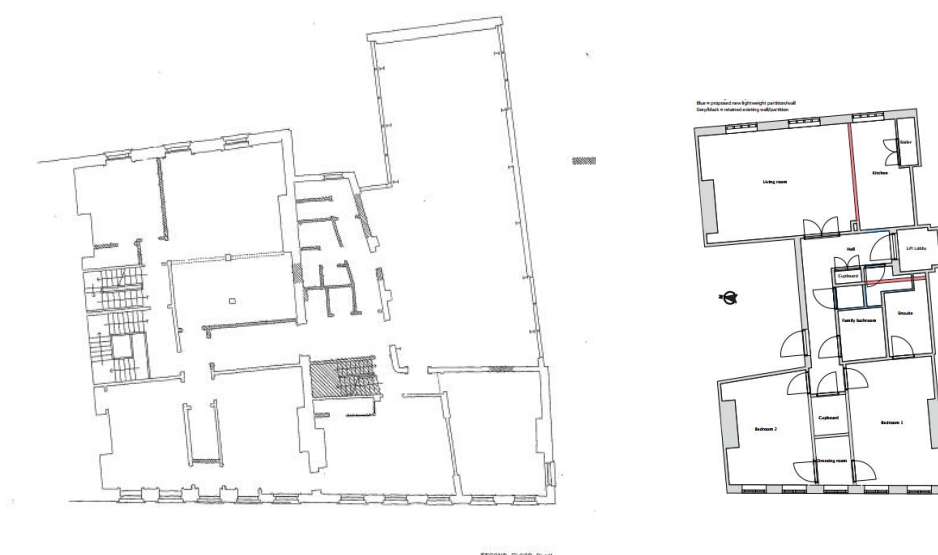
Impact of proposals on the significance and setting of the building/structure:

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 proposals relate to the second floor flat in 54. Comparison of the 'as existing' drawings of 2004 shows that all of the construction involved in this application was introduced by that consent, and the modern fabric confirmed by the site visit:



The darker shaded walls of the 2004 plan (left) were proposed and approved for removal, so there were no historic partitions within the central windowless section, and none in the rear room. The proposal to amend the walls that were subsequently introduced raises no concerns with regard to the layout or historic fabric character of the space and building. The character and divisions of the front rooms have remained unaltered throughout.

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
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(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 3 yrs

Plans list