

APPLICATION FOR VARIATION/REMOVAL OF CONDITION AND LISTED BUILDING CONSENT

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04512 (VAR) & PL/2026/04337 (LBC)
APPLICATION TYPE:	Removal/variation of conditions and Listed Building Consent
SITE ADDRESS:	The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ
DEVELOPMENT DESCRIPTION:	Variation of condition 2 (Approved plans) for planning application PL/2024/09449 and Internal and External works including amendments to works approved under PL/2024/09842
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is located in the Salisbury Community Area within the defined settlement boundary of Salisbury and Salisbury Central Area and is also within the Secondary Shopping Area in Milford Street. The Cathedral Hotel is Grade II listed, and the site is also located within the historic medieval Chequers area of the Salisbury Conservation Area and within the setting of several listed buildings. The site is located within Flood Zones 2, 3 and is also identified to be at risk of groundwater flooding in the Strategic Flood Risk Assessment. The site is within the catchment of the River Avon Special Area for Conservation (SAC), and within the New Forest 13.8km internationally protected sites zone of influence.



PROPOSAL

This report considers a Section 73 application for the variation/removal of condition(s) imposed on planning consents PL/2024/09449(FUL) and PL/2024/09842(LBC). These consents granted consent for extensions and internal and external alterations to the Grade II listed hotel including the redevelopment of the existing 22 bedroom hotel into a 13 bedroom bar,

restaurant, courtyard garden and rooftop terrace bar. The applications seek consent to vary condition 2 (plans) of the forementioned consents to allow internal and external works.

The changes proposed are broken down with the following extracts taken from the submitted design and access statement:

Location of Works	Works Proposed
<i>South facing Front Façade</i>	• Remedial works to brickwork, pointing and moulding in accordance with '23007-8302 Rev.02 - Statement of Remedial Works' prepared by Corstorphine and Wright Architects, including: ◦ Repair and refinishing of decorative railings. ◦ Isolated repointing and brick repair; ◦ Redressing and finishing of quoins and mouldings as necessary; • Replacement of balcony floorplate (roof) covering through removal of the single ply bitumen membrane and replacement with a two ply bitumen membrane to achieve water tightness. • Modification to detailing of door openings within the shopfront façade to incorporate glazed and opening fan-lights. All other details as previously approved. • Bay Window – works to repair and replace damaged timberwork like for like and new structural work required to support the bay window and loadings associated with the internal fit out. The bay window is in a poor condition across most floorplates, particularly poor at ground and first floor level and a clear and detailed remediation strategy is set out within the Statement of Remedial Works and associated drawings.

	• Roof bar – standing seams cladding to the external elevations to match the position approved as part of the discharge of conditions. • Replacement rainwater goods in cast aluminium with a finish to match the existing.
<i>North facing Rear Façade</i>	• Cladding to the stair core and ground floor restaurant to match the position approved at the previous discharge of conditions stage. • Amendments to the arrangement of doors and windows to the rear façade of the restaurant, removal of bi-fold doors and replacement with French doors. Addition of external ventilation grill plate. Relocation of doorways servicing the kitchen. • Minor change to the roof form of the access corridor serving the new stair core to bring the roof in line with that of the restaurant extension. • Roof top extraction plant servicing the kitchen added at finished height. • Through coloured render finish to external plant rooms. • Replacement of existing fire escape double doors and grill mounted at fanlight level. • Replacement rainwater goods in cast aluminium with a finish to match the existing.
<i>West facing Façade</i>	• Change in the profile of the glazed roof/cap to the new fire escape stair core to match the profile of the rest of the roof structure. • Canopy detail added to reflect the ground floor entrance canopy. • Revisions to the external finishings of the bay window reflecting the works of repair and replacement previously discussed. • Addition of the approved vertical pilaster signage as agreed at the previous discharge of conditions stage.
<i>East facing Facade</i>	• Change in the profile of the glazed roof/cap to the new fire escape stair core to match the profile of the rest of the roof structure. • Canopy detail added to reflect the ground floor entrance canopy.

	• Revisions to the external finishings of the bay window reflecting the works of repair and replacement previously discussed. • Addition of the approved vertical pilaster signage as agreed at the previous discharge of conditions stage.
<i>Cellars</i>	• Works to tank the cellar walls and floor per the Maclellan specification and drawings submitted. • Eastern cellar to be made functional through replacement of modern barrel lift and repairs to modern fabric. • Recasting of lift pit concrete to support new lift installation.
<i>Ground Floor</i>	• Reinstate pavement access to eastern cellar. • Repositioning of doorway relating to western cellar and minor wall rearrangement to better reveal the alcove feature uncovered within the 'old kitchen'. • The drainage runs as approved at discharge of condition stage are shown on the submitted plans with no variation required. • Rearrangement of the walls serving the external plant room and bin/cycle store within the rear courtyard and associated door arrangement and positions. • Creation of a new water tank plant room on the western side of the courtyard within existing open air plant space. New walls to be erected and connections to the adjoining fabric of the neighbouring properties including wall membrane and capping and abutting roof structure. Such works are subject of a Party Wall Agreement. • Amendments to the arrangement of doors and windows to the rear façade of the restaurant, removal of bi-fold doors and replacement with French doors. Addition of external ventilation grill plate. Relocation of doorways servicing the kitchen. • Minor internal wall changes to the private dining room and office. • Removal of internal doors within the modern fire escape corridor on the eastern

	side of the building. Removal of access to the eastern bar area from this fire escape to achieve containment. • Minor amendments to wall positioning relating to the emergency access serving the fire escape corridor. • New internal wall linings are marked 'orange' on the proposed plans.
<i>First Floor</i>	• Details shown of the kitchen extraction plant in accordance with the SPACE Equipment design package. • Rebuilding of the smaller fire-escape core (Stair 3) at the north-eastern corner of the building to provide improved fire containment. • Removal of the treatment room from first floor level and relocation at third floor level, and replacement with a suite. No change is proposed in the overall number of suites. No works to original walls is required to facilitate this. • Minor internal changes to accommodate additional linen and other storage rooms/cupboards. • Addition of side-affixed glass Juliet balcony screens Infront of French doors serving the existing balcony. Stainless steel mountings and fixating to retain glass screen to meet public safety requirements. • New internal wall linings are marked 'orange' on the proposed plans.

	construction and reduce its overall footprint. • Update to the roof profile to reflect the construction detail allowing for the insulated roof construction.
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<i>Third Floor</i>	• Relocation of the treatment rooms from first floor level to create a spa lounge and treatment rooms in replacement of a suite. There is no change proposed in the overall number of suites. No works to original walls are required to facilitate this. • Splitting of linen/cleaning store cupboard at north-eastern corner of the floorplate to provide two smaller stores. • Other minor works comprising the repositioning of new walls and doors. All changes are to new/modern fabric. • New internal wall linings are marked 'orange' on the proposed plans.
<i>Roof Top</i>	• Demolition of the parapet wall and rebuilding to match to repair structural damage and fix waterproofing to address the new roof construction. • Construction of balustrade, mounted from the new deck at a position 200mm inset from the parapet. Balustrade to be constructed of frameless glass with stainless steel mountings, fixed to a timber channel forming part of the deck with rainwater management incorporated to existing internal downpipes. • Corrections to the chimney stack appearance on the drawings to reflect the up to date survey work carried out post demolition of the obscuring modern timber structures. No changes are proposed to the chimneys beyond those previously approved. • Amendments to the arrangement of the bar area to respond to the correctly surveyed chimney stack arrangement following removal of the timber structures. • Re-arrangement of glazing do roof top bar including positioning of the doorway openings. Glass to the front of the bar now fixed and non-opening with doors to the east and west of the bar of sliding and bi-fold arrangement. • Narrowing of the lift core structure to bring this inline with the rest of the roof top

	construction and reduce its overall footprint. • Update to the roof profile to reflect the construction detail allowing for the insulated roof construction.
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The assessment below considers both the proposed amendment and the acceptability of the development as amended.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2024/09449 - Full planning permission Decision - Approve with Conditions Date: 20/6/2025 – Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar
PL/2024/09842 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 20/6/2025 – Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant,
PL/2025/05714 - Approval of details reserved by a condition Decision - Approve Date: 12/1/2026 – Partial Discharge of Condition 8 (written scheme of investigation) of PL/2024/09449 - Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar
PL/2025/07824 - Non-Material Amendment Decision - Approve Date: 21/10/2025 – Non material amendment (To make minor amendments to the approved "Demolition Plans" to reflect those works which are accepted to form part of the permission as granted by the Council) relating to application PL/2024/09449.
PL/2025/08119 - Listed Building Discharge of Condition Decision - Approve Date: 27/3/2026 – Discharge of conditions 3 (Schedule of Works) & 4 (Details of Materials) relating to application PL/2024/09842.
PL/2025/08310 - Approval of details reserved by a condition Decision - Approve Date: 27/3/2026 – Discharge of conditions 3 materials & 7 water drainage strategy of planning application PL/2024/09449 (Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar
PL/2025/10028 - Approval of details reserved by a condition Decision - Approve Date: 27/3/2026 – Partial discharge of condition 8(i) (Written Programme of Archaeological Investigation) relating to application PL/2024/09449.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Town and Country Planning Act. 1990 (as amended)

Section 73 of the Town and Country Planning Act. 1990 (as amended) relates to the determination of applications to develop land without compliance with conditions previously attached. It states that:

(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

- a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
- b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

The National Planning Practice Guidance (PPG) states the following:

- *Nature of the Application:* A Section 73 application is treated as a new planning permission, although it does not alter the original permission itself. The original permission remains intact and can still be implemented unless it has expired or been superseded.
- *Limitations:*
 - Section 73 cannot be used to change the description of development or the operative part of the permission (e.g. the nature or extent of the approved use).
 - It cannot be used to extend the time limit for implementing the original permission.
 - If the proposed changes go beyond what can reasonably be considered under Section 73, a new planning application under Section 70 would be required.
- *Decision-making:* The local planning authority must consider the application only in relation to the conditions subject to which the original permission was granted. However, it may impose new or revised conditions if granting a new permission.
- *Legal Agreements:* Because a Section 73 application results in a new permission, any existing Section 106 agreement may need to be varied or replaced via a deed of variation to ensure obligations continue to apply to the new permission.

Development Plan:

The development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

When determining a Section 73 application, the Local Planning Authority must consider the development plan and all other material considerations at the time of determination. This includes considering whether any changes in planning policy, guidance, site circumstances, consultation responses or technical evidence affect the acceptability of the development as amended.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted Wiltshire Core Strategy (WCS), with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 20 Development in the Salisbury Community Area
- Core Policy 22 Salisbury Skyline
- Core Policy 38 Retail and Leisure
- Core Policy 39 Tourist Development
- Core Policy 40 Hotels, bed and breakfasts, quest hours and conference facilities
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 – 66 Transport and Development
- Core Policy 67 Flood Risk

Salisbury Neighbourhood Plan

Policy 6 Design in the built environment

Policy 9 Protecting Key views in Salisbury

Policy 11 Biodiversity net gain

Policy 15 Construction and development management for projects affecting the River Avon SAC

Policy 21 Sustainable transport

Policy 27 Visitor accommodation

National Planning Policy Framework

Chapter 4 Achieving Sustainable Development (Policies S1-S6)

Chapter 14 Achieving Well Designed Places (Policies DP1-DP4)

Chapter 19 Conserving and enhancing the natural environment (Policies N1-N6)

Chapter 20 Conserving and enhancing the historic environment (Policies HE1-HE10)

ISSUES

The key considerations in the assessment of this application are as follows:

- Determining whether the proposed amendments fall within the scope of Section 73 of the Town and Country Planning Act 1990 which allows for the variation or removal of conditions attached to an existing planning permission.

- Assessing whether the development, as amended, remains in accordance with the relevant policies and provisions of the development plan, and whether the changes materially alter the nature or impacts of the approved schemes (PL/2024/09449 and PL/2024/09842).

CONSULTATION RESPONSES

Salisbury City Council – Support

WC Drainage: No objection with comments received stating:

The proposed amendments will not result in any changes to the external areas of the site and therefore, do not impact the drainage matters of the approved scheme.

WC Highways: No objection with comments received stating:

I note the proposed revisions to the consent granted under PL/2024/09449. I do not believe that the proposed alterations have a material impact on highway matters and therefore, I recommend that no Highway objection is raised.

WC Conservation: No objection with comments received stating:

The application seeks to make a number of minor changes to the approved plans, these are listed in the submission. As it says in the DAH, I have had extended site meetings with the agent and heritage consultant to discuss most of these. Those that I had not previously considered have been identified and discussed with the agent, most notably the glazed screens for the first floor balcony doors and replacement of two short sections of rainwater downpipe. The glazed panels will be largely screened by the balcony railings and in this situation it is considered preferable for them to be outside of the doors, allowing the internal character to remain less affected. Slight revisions to the rooftop bar roof, the balustrade and chimney are also proposed. I am satisfied that none of the revisions causes additional harm to the character of the listed building or other heritage assets and raise no objections.

WC Archaeology: No comments received

Historic England: No comments but suggested that the views of the Conservation Officer are sought

Environment Agency: No comment

Third Party Representations: None received

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of the Development – Do the proposed amendments fall within the scope of s73?

The proposed amendments have been reviewed and are considered to fall within the scope of Section 73 of the Town and Country Planning Act 1990. The changes do not result in a fundamentally different development from that originally approved, nor do they seek to alter the description of development or extend the time limit for implementation. As such, the application is valid under Section 73 and can be determined as a variation of condition(s) attached to the original planning permission.

A separate LBC application has been submitted as part of this proposal due to the listed status of the building.

Whilst the proposed amendment forms the basis of this application, the Local Planning Authority must consider the acceptability of the development as amended and the planning impacts arising from the scheme as a whole.

Changes in Circumstances - Has anything changed since the original permission?

Since the grant of planning permission and listed building consent (PL/2024/09449 - FUL and PL/2024/09842- LBC), officers note that there have been updates to the National Planning Policy Framework. Whilst assessment of these policy changes must be taken into consideration, Officers conclude that these changes do not materially affect the acceptability of the amended development.

Compliance with the Development Plan - Is the development as amended still acceptable?

The proposals comprise a series of predominantly minor amendments to the approved redevelopment of the Grade II listed Cathedral Hotel (PL/2024/09449 and PL/2024/09842). The changes include additional heritage repair works, alterations to the approved rear extension and rooftop bar detailing, revised plant and extraction arrangements, internal reconfiguration of hotel facilities including relocation of spa accommodation, cellar refurbishment works, and measures arising from detailed investigation of the historic fabric. The approved hotel use, 13-suite accommodation provision, rooftop terrace bar and overall scale and form of development remain unchanged.

There is no change to the approved use, this being a 13 -suite hotel with the rooftop bar, restaurant, courtyard and overall redevelopment concept remaining as approved. The amendments are mainly repair works, detailing changes, operational improvements and

heritage led alterations arising from a better understanding of the building are after works commenced. Having regard to the nature of the proposed changes, the key considerations are the potential effects on heritage given the listed status of the building and the location sited within the Salisbury Conservation Area.

Heritage

The Council's Conservation Officer has reviewed the proposed amendments, including revisions to the rooftop bar, chimney and balustrade details, glazed safety screens to first-floor balcony doors, and minor rainwater goods replacements. Following site discussions between the Council's Conservation Officer with the applicant's heritage consultant and a full assessment of the proposal, it has been concluded that the amendments would not cause additional harm to the significance, character or appearance of the Grade II listed Cathedral Hotel or the Salisbury Conservation Area. The proposals are therefore considered to accord with Core Policies CP57 and CP58 of the Wiltshire Core Strategy, the heritage objectives of Policies HE4, HE5 and HE6 of the NPPF and Sections 16/66/72 of the Planning Listed Building and Conservation Areas Act 1990.

Highway Safety

Following an assessment of the development proposal by the Council's Highways Officer, it has been confirmed as echoed within the comments of the Highways Officer that the proposed amendments to the refurbishment of the building will have no adverse impact on highway safety.

Drainage

Officers note that condition 7 of planning permission (PL/2024/09449) required the submission of details for a surface water drainage system. These details were submitted under the discharge of condition application, (PL/2025/08310) and were subsequently confirmed as being acceptable subject to compliance with the approved details. Following an assessment of the VAR application, the Drainage Team have confirmed that the proposed amendments will not have any impact on the approved drainage scheme and therefore, have no objection to this development proposal.

Assessment of Conditions

In relation to the consent for full planning permission ref (PL/2024/09449), 10 conditions were imposed onto this consent. Officers note from the recent planning history that conditions 3, 7 and 8 have been formally discharged through the submission of the following discharge of conditions applications:

PL/2025/05714 - Approval of details reserved by a condition Decision - Approve Date: 12/1/2026 – Partial Discharge of Condition 8 (written scheme of investigation) of PL/2024/09449 - Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving

Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar.

PL/2025/08310 - Approval of details reserved by a condition Decision - Approve Date: 27/3/2026 – Discharge of conditions 3 materials & 7 water drainage strategy of planning application PL/2024/09449 (Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar

PL/2025/10028 - Approval of details reserved by a condition Decision - Approve Date: 27/3/2026 – Partial discharge of condition 8(i) (Written Programme of Archaeological Investigation) relating to application PL/2024/09449.

In relation to LBC, PL/2024/09842, 4 conditions were imposed onto this consent. Officers also note that conditions 3 and 4 of LBC PL/2024/09842 have also been formally discharged via the submission of the relevant discharge of condition application as detailed below.

PL/2025/08119 - Listed Building Discharge of Condition Decision - Approve Date: 27/3/2026 – Discharge of conditions 3 (Schedule of Works) & 4 (Details of Materials) relating to application PL/2024/09842.

Officers also note that there was a non-material amendment application approved as detailed below for minor amendments to the approved “demolition plans” associated with this consent. These approved plans form part of the overall refurbishment of the building and will be included within the consents for these schemes.

PL/2025/07824 - Non-Material Amendment Decision - Approve Date: 21/10/2025 – Non material amendment (To make minor amendments to the approved "Demolition Plans" to reflect those works which are accepted to form part of the permission as granted by the Council) relating to application PL/2024/09449.

PLANNING BALANCE AND CONCLUSION

In determining this application under Section 73 of the Town and Country Planning Act 1990, the Local Planning Authority has first considered whether the proposed amendments fall within the lawful scope of Section 73. Where the proposed amendments are considered capable of being determined under Section 73, the Local Planning Authority must then consider whether planning permission should be granted subject to revised conditions.

The proposed amendments have been assessed having regard to the previous consents PL/2024/09449 and PL/2024/09842, the Development Plan, the National Planning Policy Framework and all other material considerations. The principle of the use is already established and there is no change to the approved use, this being a 13 -suite hotel with the rooftop bar, restaurant, courtyard and overall redevelopment concept remaining as approved. The amendments principally comprise heritage repair works, refinements to approved external

detailing, internal reconfiguration, plant alterations and changes arising from a more detailed understanding of the building following commencement of works.

The application has attracted no objections from the Council's technical consultees. The Highway Authority confirms the amendments do not materially affect highway considerations, whilst the Council's Drainage Engineer confirms there would be no impact on the drainage strategy previously approved.

Particular regard has been had to the statutory duties imposed by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council's Conservation Officer has reviewed the proposed amendments in detail and concludes that they would not result in any additional harm to the significance, character or appearance of the Grade II listed Cathedral Hotel, the Salisbury Conservation Area, or other heritage assets. The proposals are therefore considered to preserve the significance of the designated heritage assets and accord with Core Policies CP57 and CP58 of the Wiltshire Core Strategy, Policy 6 of the Salisbury Neighbourhood Plan and Policies DP3, HE4, HE5, HE6 and HE9 of the NPPF.

The Local Planning Authority is satisfied that the amended development remains compliant with the Development Plan when read as a whole and that there have been no material changes in planning circumstances since the grant of the original permissions which would justify reaching a different conclusion. The amendments are limited in scope and do not result in any materially greater planning impacts than those previously assessed and approved.

Accordingly, having regard to the Development Plan, the National Planning Policy Framework and all other material considerations, it is considered that the proposed variations and associated listed building works are acceptable in planning and heritage terms. The applications therefore comply with the relevant provisions of the Wiltshire Core Strategy, the Salisbury Neighbourhood Plan and the National Planning Policy Framework, and there are no material considerations which indicate that planning permission or listed building consent should not be recommended for approval subject to the imposition of the following conditions.

RECOMMENDATION:

That Planning Permission and Listed Building Consent be GRANTED subject to the following conditions:

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

For Planning Permission (ref: PL/2026/04512):

1. The development hereby permitted shall be begun before the 20th June 2028.

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:

DWG No: 23007-001-P-02 Existing Site Plan Date Received 06.10.26
DWG No: 101 P1 Proposed Site Plan Date Received 17.07.26
DWG No: 0300 P-01 Proposed Basement Plan Date Received 17.07.26
DWG No: 0301 P-01 Proposed Ground Floor Plan Date Received 17.07.26
DWG No: 23007-0302-P-02 Proposed First Floor Plan Date Received 03.09.26
DWG No: 0303 P-01 Proposed Second Floor Plan Date Received 17.07.26
DWG No: 0304 P-01 Proposed Third Floor Plan Date Received 17.07.26
DWG No: 0305 P-01 Proposed Rooftop Floor Plan Date Received 17.07.26
DWG No: 0306 P-01 Proposed Roof Plan Date Received 17.07.26
DWG No: 23007-0310-P-03 Proposed Front Elevation Date Received 03.09.26
DWG No: 23007-0311-P-04 Proposed Rear Elevation Date Received 03.09.26
DWG No: 23007-0312-P-03 Proposed Side (West) Elevation Date Received 03.09.26
DWG No: 23007-0313-P-03 Proposed Side (East) Elevation Date Received 03.09.26
DWG No: 23007-0400-P-01 Proposed Section A-A Date Received 17.07.26
DWG No: 23007-0401-P-01 Proposed Section G-G Date Received 17.07.26
DWG No: 23007-0411-P-01 Proposed Construction Details Section G-G (Party Wall Details) Date Received 17.07.26
DWG No: 23007-0414-P-01 Proposed Section A-A Bay Window Roof Detail Date Received 17.07.26
DWG No: 23007-0412-P-01 Section A-A Bay Window Base Detail Date Received 17.07.26
DWG No: 23007-0413-P-01 Section A-A Bay Window Intermediate Floor Detail Date Received 17.07.26
DWG No: 23007-0410-P-10 Proposed Glazed Balustrade Detail Date Received 17.07.26
DWG No: 166839-011-00-xx Q-Railing Juliet Balcony – Easy Glass View Assembly Guide Date Received 17.07.26
DWG No: 131 Rev. P2 Demolition Plan – Ground Floor Date Received 06.10.26
DWG No: 135 Rev. P2 Demolition Plan – Rooftop Date Received 06.10.26
DWG No: 23007-143-P5 Proposed Entrance Canopy Date Received 06.10.26
DWG No: 23007-2097-P-03 Proposed Door Schedule Date Received 03.09.26
DWG No: 23007-2098-P-03 Proposed Window Schedule Date Received 03.09.26
DWG No: 23007-2090-T11 Typical Window and Door Details (Sheet 1) Date Received 05.08.26
DWG No: 23007-2091-T11 Typical Window and Door Details (Sheet 2) Date Received 05.08.26
DWG No: 23007-2092-T10 Typical Window and Door Details (Sheet 3) Date Received 05.08.26
DWG No: 23007-2093-T11 Typical Window and Door Details (Sheet 4) Date Received 05.08.26
DWG No: 23007-2094-T09 Typical Window and Door Details (Sheet 5) Date Received 05.08.26
DWG No: 23007-2095-T09 Typical Window and Door Details (Sheet 6) Date Received 05.08.26
DWG No: 23007-2096-T08 Typical Window and Door Details (Sheet 7) Date Received 05.08.26
Scheme of Historic Protection Dated February 2026 Date Received 06.10.26
DWG No: 23007-140-P1 Proposed Aluminium Fascia Detail Date Received 06.10.26

DWG No: 23007-141-P1 Proposed Standard Cladding Sheet 1 of 2 Date Received 06.10.26
 DWG No: 23007-142-P1 Proposed Standard Cladding Sheet 2 of 2 Date Received 06.10.26
 EPD Easy Glass Specification Date Received 06.10.26
 Fluid Glass Specification – Double Glazed Sliding Detail Date Received 06.10.26
 Fluid Glass Specification – SunGuard Super Neutral Detail Date Received 06.10.26
 Written Scheme of Investigation for Archaeological Monitoring and Mitigation undertaken by Wessex Archaeology Doc Ref: 297391.04 Date Received 06.10.26
 Archaeological Mitigation Report undertaken by Wessex Archaeology Doc Ref: 297391.05 Date Received 06.10.26
 Archaeological Monitoring and Recording Report undertaken by Wessex Archaeology Doc Ref: 29739103 Date Received 06.10.26
 Flood Risk Assessment & Drainage Strategy undertaken by Paul Basham Associates Date Received 06.10.26
 DWG No 584(22)G02 Office Heritage Wall Date Received 06.10.26
 DWG No: 13984-004(T1) – Floor Construction Date Received 06.10.26
 DWG No: 23007-144-P1 Proposed First Floor Section Detail Date Received 06.10.26
 DWG No: 584_(22)G01 Suite 1_Section A-A Hidden Door Date Received 06.10.26
 DWG No: 584_(20)04_GA Plan_Second Floor_RevF Date Received 06.10.26
 DWG No: 584_(20)G03 Suite 8 Fire Place Wall Date Received 06.10.26
 DWG No: 13984-SK10 Ground Floor Plan Date Received 06.10.26
 DWG No: 584_(31)01 Internal Club Room Door Detail Date Received 06.10.26
 Existing Signage Front Elevation Image Date Received 06.10.26
 Existing Signage Front Elevation Image 2 Date Received 06.10.26
 Existing Signage Front Elevation Image 3 Date Received 06.10.26
 Sign Detail – Front Sign Photomontage – Main Lettering Date Received 06.10.26
 Sign Detail – Proposed Logo Date Received 06.10.26
 Sign Detail – Proposed Vertical Signs – Vertical Banners Date Received 06.10.26
 Sign Detail - Proposed Vertical Signs 02 – Vertical Banners Date Received 06.10.26
 Clarke Saunders Noise Impact Assessment Date Received 06.10.26
 Odour Risk Assessment Date Received 06.10.26
 Lighting Impact Assessment undertaken by Michael Grubb Studio Date Received 06.10.26

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

3. All building services, plant and associated mitigation (acoustic enclosures) as recommended at Section 7.1 of Clarke Saunders Noise Impact Assessment (Dated Oct 2024) shall be installed in full and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

4. The kitchen extract system and associated odour and noise mitigation shall be selected, designed and fully installed prior to occupation the development hereby permitted in accordance with the approved Ramboll Odour Assessment (Dated Oct 2024) and the Clarke Saunders Acoustics Report (Dated Oct 2024) and maintained strictly in accordance with the cleaning and maintenance schedule detailed therein at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

5. There shall be no loud speakers or amplification equipment permitted to be installed in external patron areas (ground floor bar and roof top bar) and these external patron areas will be closed to patrons between 2300 – 0700 hours daily.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

6. Any new light fixture or fitting to be installed within the roof top terrace bar area shall be in accordance with the appropriate Environmental Zone standards (E3) set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and the Lighting Impact Assessment undertaken by Michael Grubb Studio Dated October 2024 Date Received 31.10.24

REASON: In the interests of residential amenity and the setting of the surrounding historic listed buildings.

7. Other than the approved lighting within the roof top terrace bar area, no other external light fixture or fitting, parasol or parasol heater shall be installed or stored on the roof top floor of the building. There shall be no storage/installation of any other equipment or paraphernalia associated with the development hereby permitted above the parapet height of the building, otherwise than in accordance with the approved plans.

REASON: In the interests of residential amenity and the setting of the surrounding historic listed buildings.

Informative(s) to Applicant(s):

1. 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it

may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

3. Any alteration to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before the commencement of work.
4. Please note, agreement with Wessex Water will be required to discharge surface water into the existing sewer system.

For Listed Building Consent (ref: PL/2026/04337):

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

DWG No: 23007-001-P-02 Existing Site Plan Date Received 06.10.26
DWG No: 101 P1 Proposed Site Plan Date Received 17.07.26
DWG No: 0300 P-01 Proposed Basement Plan Date Received 17.07.26
DWG No: 0301 P-01 Proposed Ground Floor Plan Date Received 17.07.26
DWG No: 23007-0302-P-02 Proposed First Floor Plan Date Received 03.09.26
DWG No: 0303 P-01 Proposed Second Floor Plan Date Received 17.07.26
DWG No: 0304 P-01 Proposed Third Floor Plan Date Received 17.07.26
DWG No: 0305 P-01 Proposed Rooftop Floor Plan Date Received 17.07.26
DWG No: 0306 P-01 Proposed Roof Plan Date Received 17.07.26
DWG No: 23007-0310-P-03 Proposed Front Elevation Date Received 03.09.26
DWG No: 23007-0311-P-04 Proposed Rear Elevation Date Received 03.09.26
DWG No: 23007-0312-P-03 Proposed Side (West) Elevation Date Received 03.09.26
DWG No: 23007-0313-P-03 Proposed Side (East) Elevation Date Received 03.09.26
DWG No: 23007-0400-P-01 Proposed Section A-A Date Received 17.07.26
DWG No: 23007-0401-P-01 Proposed Section G-G Date Received 17.07.26
DWG No: 23007-0411-P-01 Proposed Construction Details Section G-G (Party Wall Details) Date Received 17.07.26
DWG No: 23007-0414-P-01 Proposed Section A-A Bay Window Roof Detail Date Received 17.07.26
DWG No: 23007-0412-P-01 Section A-A Bay Window Base Detail Date Received 17.07.26
DWG No: 23007-0413-P-01 Section A-A Bay Window Intermediate Floor Detail Date Received 17.07.26
DWG No: 23007-0410-P-10 Proposed Glazed Balustrade Detail Date Received 17.07.26
DWG No: 166839-011-00-xx Q-Railing Juliet Balcony – Easy Glass View Assembly Guide Date Received 17.07.26

DWG No: 131 Rev. P2 Demolition Plan – Ground Floor Date Received 06.10.26
 DWG No: 135 Rev. P2 Demolition Plan – Rooftop Date Received 06.10.26
 DWG No: 23007-143-P5 Proposed Entrance Canopy Date Received 06.10.26
 DWG No: 23007-2097-P-03 Proposed Door Schedule Date Received 03.09.26
 DWG No: 23007-2098-P-03 Proposed Window Schedule Date Received 03.09.26
 DWG No: 23007-2090-T11 Typical Window and Door Details (Sheet 1) Date Received 05.08.26
 DWG No: 23007-2091-T11 Typical Window and Door Details (Sheet 2) Date Received 05.08.26
 DWG No: 23007-2092-T10 Typical Window and Door Details (Sheet 3) Date Received 05.08.26
 DWG No: 23007-2093-T11 Typical Window and Door Details (Sheet 4) Date Received 05.08.26
 DWG No: 23007-2094-T09 Typical Window and Door Details (Sheet 5) Date Received 05.08.26
 DWG No: 23007-2095-T09 Typical Window and Door Details (Sheet 6) Date Received 05.08.26
 DWG No: 23007-2096-T08 Typical Window and Door Details (Sheet 7) Date Received 05.08.26
 Scheme of Historic Protection Dated February 2026 Date Received 06.10.26
 DWG No: 23007-140-P1 Proposed Aluminium Fascia Detail Date Received 06.10.26
 DWG No: 23007-141-P1 Proposed Standard Cladding Sheet 1 of 2 Date Received 06.10.26
 DWG No: 23007-142-P1 Proposed Standard Cladding Sheet 2 of 2 Date Received 06.10.26
 EPD Easy Glass Specification Date Received 06.10.26
 Fluid Glass Specification – Double Glazed Sliding Detail Date Received 06.10.26
 Fluid Glass Specification – SunGuard Super Neutral Detail Date Received 06.10.26
 Written Scheme of Investigation for Archaeological Monitoring and Mitigation undertaken by Wessex Archaeology Doc Ref: 297391.04 Date Received 06.10.26
 Archaeological Mitigation Report undertaken by Wessex Archaeology Doc Ref: 297391.05 Date Received 06.10.26
 Archaeological Monitoring and Recording Report undertaken by Wessex Archaeology Doc Ref: 29739103 Date Received 06.10.26
 Flood Risk Assessment & Drainage Strategy undertaken by Paul Basham Associates Date Received 06.10.26
 DWG No 584(22)G02 Office Heritage Wall Date Received 06.10.26
 DWG No: 13984-004(T1) – Floor Construction Date Received 06.10.26
 DWG No: 23007-144-P1 Proposed First Floor Section Detail Date Received 06.10.26
 DWG No: 584_(22)G01 Suite 1_Section A-A Hidden Door Date Received 06.10.26
 DWG No: 584_(20)04_GA Plan_Second Floor_RevF Date Received 06.10.26
 DWG No: 584_(20)G03 Suite 8 Fire Place Wall Date Received 06.10.26
 DWG No: 13984-SK10 Ground Floor Plan Date Received 06.10.26
 DWG No: 584_(31)01 Internal Club Room Door Detail Date Received 06.10.26
 Existing Signage Front Elevation Image Date Received 06.10.26
 Existing Signage Front Elevation Image 2 Date Received 06.10.26
 Existing Signage Front Elevation Image 3 Date Received 06.10.26
 Sign Detail – Front Sign Photomontage – Main Lettering Date Received 06.10.26
 Sign Detail – Proposed Logo Date Received 06.10.26
 Sign Detail – Proposed Vertical Signs – Vertical Banners Date Received 06.10.26
 Sign Detail - Proposed Vertical Signs 02 – Vertical Banners Date Received 06.10.26
 Lantern Glass Measured Image 1 Date Received 06.10.26
 Lantern Glass Measured Image 2 Date Received 06.10.26

Clarke Saunders Noise Impact Assessment Date Received 06.10.26
Odour Risk Assessment Date Received 06.10.26
Lighting Impact Assessment undertaken by Michael Grubb Studio Date Received
06.10.26

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