

The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2026/01955

Decision Date: 07/10/2026

Applicant:	Mr Rob Townley-Berry THE OLD MANOR HOUSE, CHURCH ROAD, MILSTON, SALISBURY, SP4 8HT
Particulars of Development:	Retention of a set of stairs in bedroom with hand rails on each side
At:	The Old Manor House, Church Road, Milston, Salisbury, SP4 8HT

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s):-

Refusal Reason

- 1 It is considered that the proposal causes, and has caused, harm to the historic fabric, circulation, character and significance of the listed building, contrary to the aims of section 16 of the Act, the NPPF and CP58, by virtue of the loss of a large section of likely original C17 timber floor structure, as well as damage to or loss of historic floorboards, the introduction of steel beams and the unsympathetic design, materials and position of the new stair, without clear and convincing justification (NPPF HE4.2) or identifiable public benefits (NPPF HE6.4).

Informative

- 2 The application has been considered with reference to the following submitted documents:

Location plan received 30/03/2026

Image of floorplan prior to installation of stair received 21/04/2026

Position of stairs shown on floor plan received 07/04/2026

Heritage Design and Access Statement received 21/04/2026

Spiral stair support arrangement 15075-101-P2 received 21/04/2026

Spiral stair Steelwork details 15075-102-P2 received 21/04/2026

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).