

REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of meeting	28 th April 2022
Application Number	20/10860/FUL & 21/00267/LBC
Site Address	The White Hart St. John Street Salisbury SP1 2SD
Proposal	Proposed Extension of White Hart Hotel providing 22 No. new hotel bedrooms, relocation of back of house facilities infill of ground floor and façade changes to St Johns Street.
Applicant	White Hart Hotel Salisbury Ltd
Town/Parish Council	SALISBURY CITY
Electoral Division	ST MARTINS AND CATHEDRAL – Cllr Sven Hocking
Grid Ref	414569 129722
Type of application	Full Planning
Case Officer	Richard Hughes

1. REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

Members will recall that this matter was deferred at the 31st March 2022 Southern Area Planning Committee for further information and consideration of the materials/design aspect of the development.

Further discussions have occurred with the applicant and the Council's conservation officer. Details of the proposed materials for the development will be provided at the meeting for consideration by Members. The Conservation Officer has agreed the materials selected, namely 'conservation handmade weathered blend' tiles would be the most suitable for the tile hanging walling and a dark coloured standing seam zinc roofing.

The report below remains as previous considered by Members at the 31st March 2022 planning committee.

2. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having reached a balanced conclusion, the report recommends that planning permission be APPROVED subject to suitable conditions

3. MAIN ISSUES

The main issues to consider are:

1. Principle of the Development
2. Scale and Design
3. Impact on the Historic Environment/heritage assets.
4. Residential Amenity
5. Highway / Transport considerations
6. Drainage / Flood Risk
7. Impact on the River Avon Special Area of Conservation/Phosphates

4. MAIN POLICIES

Wiltshire Core Strategy

Core Policy 1: Settlement strategy
Core Policy 2: Delivery strategy
Core Policy 3: Infrastructure requirements
Core Policy 20: Spatial Strategy: Salisbury Community Area
Core Policy 22: Salisbury Skyline
Core Policy 35&36: Economic regeneration
Core Policy 38: Retail and leisure
Core Policy 39: Tourist development
Core Policy 40: Hotels, bed and breakfast, guest houses and conferences
Core Policy 41: Sustainable construction and low carbon energy
Core Policy 50: Biodiversity and geodiversity
Core Policy 55: Air quality
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 60: Sustainable transport
Core Policy 61: Transport and development
Core Policy 62: Development impacts on the transport network
Core Policy 63: Transport strategies
Core Policy 64: Demand management
Core Policy 67: Flood risk
Core Policy 68: Water resources
Core Policy 69: River Avon SAC
Saved Salisbury District Local Plan policies: D4 (Salisbury Townscape /Chequers)

SPG: Creating Places Design Guide SPG (Adopted April 2006).

National Planning Policy Framework (NPPF) 2021

National Planning Practice Guidance (PPG)

Sections 16 Planning (Listed Building and Conservation Areas) Act 1990

Section 72 Planning (Listed Building and Conservation Areas) Act 1990

Salisbury City Conservation Area Appraisal and Management Plan

5. SITE AND SURROUNDINGS

The White Hart Hotel is located at the junction of St John Street and Ivy Street in Salisbury. It is a relatively extensive site within the historic Eastern Chequers area of the city, occupying a significant part of the 'White Hart' Chequer. The main public facing frontage of the hotel building is to St Johns Street (the main entrance) and Ivy Street but it has a vehicular entrance to Brown Street that serves the hotel and car park. The car park extends to St Ann's Street, which forms the southern side of the Chequer. The hotel is a Grade II* listed building and located within the Salisbury Conservation Area. Although a few commercial uses, there are mainly residential properties which back on to the site in Ivy Street, either side of the access in Brown Street, and St Ann's Street and St John Street on the south side of the site. The Cathedral Close is located within close proximity to the south west on the west side of Exeter Street and St John's Street.

6. THE PROPOSAL

The proposal has been adjusted and is now for an extension and alterations to provide 22 additional guest bedrooms, the relocation of back of house facilities (namely: Staff Canteen, Storage, Staff Change, Historical Data Storage, Maintenance), infill of ground floor facade to St Johns Street. The application scheme involves the replacement of a collection of single storey buildings, including a function room building.

The east section of the current undercroft of the 1970s wing is to be retained for parking with the west section enclosed to provide in house facilities and the proposal also includes re-facing the 1970's façade to part of St John's Street. Externally, some associated hard and soft landscaping is proposed for the car park area and a bicycle store located on the north side of the car park entrance.

A listed building application 21/00267/LBC for associated works has been submitted and is being considered concurrently with this application and the assessment forms part of this report.

The current scheme has been the subject of the following amendments since the original submission:

- The whole of the proposed guest bedroom extension to the rear has been reduced and the external 1st & 2nd floor extension footprint facing 2-4 Ivy Street has been pulled back by 3 metres.
- 3 additional guest bedrooms have been omitted. Therefore the number of guest bedrooms proposed is now 22 no. reduced from the original 26 no. bedrooms
- The whole of the flat roofed area will now be provided with perimeter screen planting to the rear garden of 2-4 Ivy Street.
- The proposed glazed link to the enclosed courtyard has been omitted as has internal adjustments to the stairs and a lift proposal
- The infill extensions front elevation to St. Johns Street has been upgraded and redesigned

RECENT PLANNING HISTORY

19/04857/FUL	9 serviced apartments and removal of walling along St Ann Street frontage. Approved 2019
14/01986/FUL & 14/01990/LBC	Proposed alterations to existing 1970s block including conversion of the parking under-croft, stepped four storey extension including an upward extension to form new level, providing function rooms and a new hotel entrance on the ground floor with 28 No new guest bedrooms above. Proposed internal refurbishment and alterations to existing public areas with associated landscaping. REFUSED 19/01/2017.
S/2009/0740	Conversion of staff accommodation for the white hart hotel to provide 4 no individual houses, no's 86, 88, 90 & 92

	brown street. APPROVED 28/05/09.
S/2009/0741	Conversion of staff accommodation for the white hart hotel to provide 4no individual houses, no's 86, 88, 90 & 92 brown street. APPROVED 28/05/09.
S/2003/0704	L/B application. Extension to existing hotel to include health and fitness centre a further 14 bedrooms to the upper floors and new roof to court yard and associated alterations. REFUSED 07/07/03.
S/2003/0703	Extension to existing hotel to include health and fitness centre a further 14 bedrooms to the upper floors and new roof to court yard and associated alterations. REFUSED 07/07/03.
S/2002/1422	Extension to existing hotel to include health and fitness centre a further 32 / 33 bedrooms to the upper floors and new roof to courtyard. REFUSED 04/09/02.
S/2002/1423	L/B application. Extension to existing hotel to include health and fitness centre a further 32 / 33 bedrooms to the upper floors and new roof to courtyard. REFUSED 04/09/02.

7. REPRESENTATIONS

Third party - A total of 8 responses, stating the following:

- Harmful overbearing impact caused by the proposed extension
- Harmful overshadowing caused by the proposed extension
- Impact on residential amenity
- Lack of privacy
- The previous extension already does not match the existing building
- The White Hart a large building and should stay the size it is too protect the look of the city.
- This extension will also bring in more noise to an already noisy venue.
- Light pollution – lights coming from the carpark are already too bright with ill fitted flood lights.
- Applicants heritage assessment is flawed
- Has due consideration been given to any potential structural disturbance of the listed timber framed building (3 & 5 St John's St) immediately abutting that part of the White Hart where construction work will be carried.
- The White Hart is an important historical asset but it is also a living business and a significant part of the Salisbury community.
- This is the right time for new investment in the City - and in our hospitality sector.
- Most of the visible new build will be at the rear of the building so the familiar public elevations will remain as they are.
- Biodiversity and swift mitigation needed

Salisbury City Council

“...SCC objects to this application because of overdevelopment, poor design and overbearing on the adjacent properties. Based on this objection, SCC asks that WC Cllr S Hocking calls this application in.

Furthermore, SCC asks that WC notes neighbours' concerns, and asks that Conservation Officer's and Heritage Officer's comments be sought.

Lastly, SCC wishes the applicant to know that the Council would support a more sensitive development..."

CONSULTATIONS

Historic England (Initial advice)

Historic England has provided advice to both previous planning applications and a pre-application submission for various schemes to extend the White Hart Hotel in Salisbury. Subsequently, a planning application was submitted and approved for the construction of 9 serviced apartments in 2019 (Ref: 19/4857/FUL).

The White Hart Hotel is Grade II listed and is located within the Salisbury Conservation Area. It forms part of one of the chequers of the medieval town and there has been an Inn on the site since the 17th century. The current building is largely 18th century in date but incorporates a number of separate buildings that have been subsumed by the hotel. The architectural style and remaining historic fabric, together with the legibility of change over time provides an interesting history of the buildings changing form and function. The hotel contributes to the historic streetscape along St John Street providing evidence of the historic layout of this part of Salisbury and its changing social and economic status.*

This application proposes an amended scheme for the extension of the Hotel, based on an updated business needs assessment by the new owners. It is acknowledged that this application makes reference to the previous advice provided by Wiltshire Council and Historic England, and in the main part proposes a scheme that will cause minimal additional harm to the overall heritage significance of the asset.

As such, Historic England does not wish to provide detailed comment on the scheme as a whole, but instead to focus on one areas of continued harm; which is the continued inclusion of a glazed link to the rear of the St John Street buildings.

The proposed glazed link that would run along the rear elevation of the historic buildings fronting St John Street would cause some harm to the overall significance of the asset. We acknowledge that this link has been designed to be as minimal as possible and its height increased to limit direct interaction with the fenestration. However, the details of how this feature is to be fixed and the success of the design in physical terms when constructed will be determining factors in the level of harm it would cause.

The inclusion of this feature should therefore be considered by Wiltshire Council to cause some harm to the overall heritage significance of the asset (Para. 196, NPPF). The addition would create a distracting feature that obstructs details of the historic fenestration of the rear walls of the St John Street buildings. It would also negatively impact on visual markers that provide evidence for the collection of individual buildings that have now be subsumed as part of the hotel. The construction details of how this feature would be fixed to the historic elevation would also, undoubtedly, cause some physical harm to the fabric.

This harm will need to be weighed in the planning balance against the overall public benefit and justification for the works (Para. 190, 194 & 196, NPPF).

Comments on revised plans

Thank you for your letter of 21 December 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Conservation Officer

With regards the original plans - "...The White Hart Hotel is a fine grade II listed historic coaching inn with a large formal elevation to St John St, mostly dating from the late C18, of local grey bricks under a shallow slate roof and a Bath-stone portico. The southernmost bay (of four windows' width) on St John St is later C20 while the three-window bay to its left appears to have C19 brickwork at ground floor and C20 above. To the rear stands a large 1970s extension with a flat roof, enclosing a courtyard otherwise formed by historic buildings. The single-storeyed block to the eastern side of this yard comprises what is believed to be an historic stable block with a later C20 flat-roofed service range (storage, maintenance workshops etc) attached to its rear. Previous proposals for additional accommodation have all looked to incorporate improvements to the appearance of the 1970s block, whereas none are included here.*

Directly to the north of the flat-roofed range stand 2-4 Ivy St, a pair of modest historic cottages, grade II listed and believed to date from the C16. To the east of the site, 82-92 Brown St are also listed buildings. To the south, on St John St, stands a C15 timber-framed building listed as The Cloisters (3-5 St John St).

The planning authority is required to pay special regard to the desirability of preserving the character and setting of listed buildings, and to the preservation or enhancement of the Salisbury City Conservation Area. The NPPF and CP58 also apply.

The proposal has several elements:

- 1. Works to infill the ground floor of the southernmost St John St block adjacent to The Cloisters. This block is clearly modern and has railings to the frontage between brick piers, having the appearance of a garage access. There is certainly room to improve this and enhance the streetscene. The deep concrete-faced lintel over this opening is unattractive, and the elevation says that a 'decorative element' is to be added, without detail. We should find out what is meant by this. The proposal to infill the openings with brickwork and timber-framed windows is fine. I remain to be convinced that the addition of Classical elements to the brick piers would make a positive contribution to the appearance, given their squat proportions I think this could look very odd. Painting of the lintels at higher levels raises no concerns. I would welcome an offer to replace the upvc windows in this block. More detail is also required for the proposed parapet alterations.*
- 2. Infilling the undercroft of the 1970s block to replace the functions lost by demolition of the existing service building (the flat-roofed bit behind the stables) would have no adverse impact on the character or setting of the LB.*
- 3. A glazed corridor is proposed to provide a sheltered route from the park into the*

reception and historic core of the hotel. This would have a modest adverse impact on the rear of the main block and its appearance from within the courtyard. I am fairly comfortable with the proposed nature of its design and degree of attachment; its transparency should mean the view out of the existing windows should be only slightly impacted. The NPPF allows for a balancing exercise against public benefits of a scheme in such cases.

4. Demolition of the stable and service buildings, leaving the western elevation of the stables to be incorporated in a new structure. This building appears to have C19 origins but has nothing other than its roof and western elevation to suggest this, the interior all dating from the late C20. Nevertheless, the loss of this building does cause a modest degree of harm, again, to be weighed in the balance. The retention of the brickwork is welcomed.

5. The treatment of the first floor elevation of the new building seems rather stark, with a long length of flat brickwork with uncharacteristically horizontal windows. The second floor is heavily glazed and has rooftop terraces looking over the yard.

6. The eastern boundary with 2 Ivy St would change from being a single-storeyed building with a pitched tile roof to a brick wall over 6m high. The lower eastern elevation, facing the rear of the properties on Brown St, would have two storeys of brickwork under a parapet with an additional storey clad in grey metal with lots of glazing. The nature of the design seems somewhat closer to that of the 1970s block many people might consider desirable, it has a very heavy nature and draws nothing from its surroundings in terms of verticality or the arrangement and scale of openings.

7. The northern elevation, directly facing 2-4 Ivy St, has a very utilitarian appearance and has no desirable character whatsoever. In combination with the new wall to the side, it seems inevitable that this part of the scheme would have a huge adverse impact on the setting of the buildings on Ivy St, hemming them in and being truly dominant. In terms of the impact on the character of these listed buildings, I would suggest this is bordering on a 'substantial' level of harm in NPPF terms, not least because of the clear impact it would have on their desirability as residences and thereby the impact on their long-term viability and maintenance, the scheme could theoretically deprive them of their optimum viable use, contrary to the aims of the NPPF.

The main concern with this scheme is the impact of the additional storeys to the eastern side of the site on the setting of the listed buildings on Ivy St. I do consider that improvements should be made to all of this blocks elevations, but they wouldn't immediately address the setting issue, which would almost certainly require the loss of some of the first and second floor additions. The unfortunate failure to incorporate the existing 1970s block into the scheme only serves to emphasise the least interesting parts of the piecemeal development of the site...".

Comments on amended plans

The latest revisions further reduce the impact on the setting of the LBs on Ivy St and offer satisfactory new E and N elevations, subject to the usual roof/tile/walling materials and window/door conditions. The revised St John St elevation is much improved, again there are several elements for approval - the bricks & mortar, cast stone, window and door details (bound to be an improvement on the existing) and the ground floor 'information panel'. The revision of the glazed corridor within the courtyard removes any concerns about its physical and visual impact.

Economic Development and Tourism:

From an Economic Regeneration perspective, the plan to increase the number of hotel bedrooms at The White Hart Hotel, Salisbury, SP1 2SD is welcome. A study from

November 2019 concluded that there was a need, under a medium growth projection, for an extra 140 bedrooms in Salisbury of a four-star standard. Whilst the current pandemic will have a short-term impact there are good indications that the demand for hotel rooms going forward will be at the same level, if not increased due to increased demand from UK residents.

The extra accommodation will also lead to an increase in employment in a sector that has been significantly impacted recently, and increase visitor numbers to the City with the subsequent economic benefits.

These plans contribute to, or are aligned with, a number of policies and strategies supporting economic growth in the area, including for example the Swindon and Wiltshire Strategic Economic Plan which includes a strategic objective that is focussed on supporting business development.

WC Public Protection:

I write regarding the above application which proposes to install 2 no. air con units on the second floor of the new bedroom wing nearest to No 2 Ivy Street, and relocate existing plant to a new location on the ground floor.

The Hayes McKenzie noise impact assessment dated 5th August 2020 stated at 8.3 of the report 'The results of the BS4142 assessment including the proposed mitigation indicate a decrease in noise level at all receptors with the exception of No. 2 Ivy Street, at which the noise levels increased by 4.4 dB'. Although this increased noise level may only occur during times when the plant is operating at full capacity, is not acceptable, particularly as it impacts an offsite receptor.

We therefore previously recommended in 2021 the applicant gives further consideration to mitigate noise from the plant to comply with the requirements of the standard condition and demonstrate the rating noise will be at least 5dB below background noise.

I understand the applicant is in the process of obtaining an updated noise assessment which will propose installation of acoustic louvres around the plant situated on the roof top nearest to 2 Ivy Street. We would expect the updated noise impact assessment to demonstrate that the proposed acoustic louvres will provide sufficient attenuation to bring the noise rating level of the plant to at least 5dB below background noise levels at 2 Ivy Street at all times.

I therefore recommend that the following condition is applied to any approval of this application (conditions recommended to limit and control hours of construction, air conditioning units, and general construction disturbance)

WC Archaeology:

This site is located within an archaeologically sensitive area Two small archaeological evaluations have been carried out in relation to previous proposed developments within the site and both revealed the survival of medieval and post medieval remains and structures. I note that the report on the 2010 evaluation along the St Ann Street frontage is included in the supporting documentation attached to the current application on the planning portal.

It is my opinion that these evaluations have established the presence of extensive archaeological remains across the site, both on the street frontage and in plots to the

rear. It is also clear from the proposals that development would have a severe impact upon this archaeological resource. While I believe that no further pre-application work is required at this stage, there will certainly be a need for a programme of further excavation and recording in advance of the construction phase. This excavation should take the form of a 'Strip, Map and Record' strategy to be carried out by qualified archaeologists following a Written Scheme of Investigation (WSI) that has been submitted to and approved by Wiltshire Council Archaeology Service. This Strip, Map and Record excavation should be secured via a condition to be attached to any planning permission that may be issued.

Comments on revised scheme:

The submitted document 'Summary of Amendments' (Street Design Partnership, undated) notes that the proposed scheme has been amended and reduced. Having reviewed the amended plans, the revised proposals do not materially change the impacts of the proposal on the buried archaeological heritage.

Therefore, the Archaeology Service's previous advice in relation to this application and dated 26 January 2021 remains valid, namely, that any permission should be subject to a condition requiring a programme of archaeological work that will include both archaeological investigation after demolition and prior to the commencement of development and a programme of post-excavation analysis, reporting and publication commensurate with the significance of the archaeological results. The wording of the proposed condition in our response of 26 January 2021 remains appropriate. The applicant may wish to seek the advice of an archaeological consultant in respect of the programme of archaeological work.

WC Highways:

(With regards the original plans).....I note the proposal seeks to provide additional accommodation within the hotel grounds, in the form of 26 extra bedrooms. The submission states that the existing hotel currently offers 68 bedrooms, with extant planning consent for an additional 13 bedrooms (19/04857/FUL), which has not yet been implemented. These and the extant proposals will increase the total number of bedrooms of the hotel to 107 rooms.

The proposed accommodation block for the extant permission under 19/04857/FUL will be located on what is currently hotel car parking and will result in the loss of 13 car parking spaces. This latest submission also includes alterations to the existing car park and the total number of car parking spaces would thus be 59, if both the 2019 permission and these proposals were to be implemented. Whilst Wiltshire's Car Parking Standards are titled as 'maximum' standards, the number of spaces provided can only be reduced based the accessibility criteria. I concur with the submitted Transport Statement that the site should benefit from up to a 35% discount in car parking as a result of the sites city centre location and its proximity to other transport links, however, the level of car parking proposed is actually less. Despite this, due to on-street parking being restricted in the vicinity of the site and with a number of public car parks available within the city centre, I am satisfied that the level of car parking proposed is adequate and would not cause detriment in highway terms.

I do note that hotel's frontage on St John's Street is to be altered at ground floor level and the existing under-croft area is to be closed off to vehicles. There is an existing dropped kerb here to provide vehicle access to this under-croft area and if this access is to be closed, the existing footway will need to be reconstructed with a full height kerb. These works will need

to be subject to a vehicle crossing application and undertaken in close liaison with the local Area Highway Engineer (please refer to below Informative).

Additionally, no travel plan has been submitted with these proposals, which will be essential due to the size of the extension.

As a result, I recommend that no Highway objection is raised, subject to the following conditions and informative being added to any consent granted;

Comment on (initial) revised scheme

I note the revised plans submitted, which reduce the number of bedrooms by one. The revisions only have a minor impact upon the car park layout, with no impact to the access arrangements. As a result, I adhere to my previous recommendation that no Highway objection is raised, subject to the conditions and informative being added to any consent granted

(Officer note: WC Highways has confirmed that it similarly has no objections to the further revisions to the scheme down to 22 bedrooms)

Wessex Water No objections subject to comments of the Council's Drainage officer

Environment Agency – Provided generalised advice regards the drainage issue

WC Drainage – No objection subject to the discharge rates being as agreed FRA

WC Urban Design Officer: Revised scheme is an improvement, subject to a number of detailed issues being sorted out

WC Ecology – Revised generic AA now contains hotel and tourist accommodation. Confirmation of Natural England awaited.

10. ASSESSMENT

10.1 Principle of the Development and economic/tourism development

The NPPF supports the enhancement of local economies and tourism facilities. The NPPF defines hotels as a 'main town centre use'. In principle the proposal to provide additional hotel accommodation and facilities is in line with guidance in the NPPF which supports sequentially preferable sites to ensure the vitality and viability of town centres. The town centre first approach is also highlighted in the government's PPG. The NPPF is supportive of sustainable economic growth and advocates that significant weight should be placed on economic growth in the planning system.

The proposal is for an extension and alterations to an established hotel in the centre of Salisbury. The key policy relating to proposals for new hotel facilities is Wiltshire Core Strategy Policy CP40, which states:

*“Hotels, bed and breakfasts, guest houses and conference facilities
Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities,
together with the sensitive extension, upgrading and intensification of existing tourism
accommodation facilities will be supported within;
i. Principal Settlements and Market Towns; or
ii. Local Service Centres, and Large and Small Villages where the proposals*

are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole; or.

iii. Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be.

In all cases it must be demonstrated that proposals will:

iv. Not have a detrimental impact on the vitality of the town centre; and

v. Avoid unacceptable traffic generation.

Proposals for the change of use of existing bed spaces provided in hotels or public houses or

conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use”

Salisbury is a ‘Principal Settlement’ under WCS Core Policy 1, which states

“... Wiltshire’s Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres. They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure meeting their economic potential in the most sustainable way to support better self containment...”

In the WCS Spatial Vision, ‘Objective 1: delivering a thriving economy’ states that the *“The Core Strategy enables development to take place and encourages economic vitality, providing local jobs for Wiltshire’s population, whilst ensuring that sustainable development objectives have been met...”* and that *“... The potential of tourism should be realised as a major growth sector through capitalising on the quality of the environment and location Wiltshire benefit from...”*. In the ‘Key Outcomes’ a bullet point reference again to tourism states *“...Wiltshire’s tourist sector will have grown in a sustainable way, ensuring the protection and where possible enhancement of Wiltshire’s environmental and heritage assets, including the delivery of new tourist accommodation and where appropriate the safeguarding of existing facilities...”*.

WCS Policy 39 (Tourist development) states that

“... Within Principal Settlements and Market Towns, proposals for tourist development of an appropriate scale (including attractions and tourist accommodation) will be supported subject to a sequential assessment. Proposals for large-scale tourist development must be assessed against all the policies of this Core Strategy, including transport implications and how the proposal could assist rural regeneration and the well being of communities...”

It is considered that, in principle, the proposal would be in accordance with the Core Policy 39. Sequentially, the site is located in a sequentially preferable location within central and historic core of the city.

The Spatial Strategy for the Salisbury Community Area in the WCS highlights Salisbury as an international tourist destination that brings significant revenue to the city, whilst the supporting text to Core Policy 40 specifically refers to the lack of both budget and high quality leisure accommodation within part of Wiltshire, particularly the south and states:

“...For example, Salisbury is less successful in attracting business visitors than other, similar destinations and does not have the conference facilities needed for large events...”

The 'Visitor Accommodation Study undertaken for VisitWiltshire by Hotel Solution' (2014) confirms that there is potential for additional hotel provision in Salisbury city centre at the 4 star / boutique level, and that incremental growth through the expansion and upgrading of existing hotels, and some new, relatively small boutique hotels is the most appropriate way forward to meeting the requirement for additional supply at this level in the market:

Salisbury (City Centre)

15.1.5. Current performance and the growth projections for the Salisbury hotel market show potential in the city for:

- *Additional supply at the 4 star/ boutique level in terms of:*
 - o *The expansion of existing 4 star hotels;*
 - o *The upgrading/repositioning of existing 3 star hotels;*
 - o *The development of new boutique hotels, most likely through the conversion of suitable buildings.*
- *The development of additional facilities at existing 4 star hotels in terms of leisure and spa facilities, meeting rooms, additional restaurants and bars or function rooms;*
- *At least two city centre budget hotels by 2020;*
- *The expansion of existing 3 star hotels as the market grows, depending on the scale, speed and impact of budget hotel development in the city ;*
- *Further serviced apartments, primarily to cater for extended stay, projectrelated MoD and corporate business.*

15.1.6. Locationally additional hotel provision in the city centre would do most to boost Salisbury's leisure tourism market and evening economy and would be more sustainable in terms of minimising unnecessary traffic movements from edge of city hotels.

In January 2020 Hotel Solutions completed a Salisbury area update to the Wiltshire report that identifies significant growth potential and investor interest across a wide range of accommodation types. The executive summary states:

Our hotel demand projections for Salisbury show potential for hotel development in the city in terms of:

- *Additional provision at the 4-star level, which is most likely to be delivered in terms of:*
 - o *The expansion of existing 4-star hotels;*
 - o *New boutique hotels – the projections show that Salisbury should be able to support a boutique hotel by 2025, and possibly a second by 2030, depending on whether such hotels can achieve sufficiently high room rates in the city.*

Members will recall that other schemes for new hotels at the Old Post Office site and at Tesco Metro in Castle Street have not yet materialised, and hence, Salisbury appears to have a limited amount of hotel accommodation compared to what is required from the relevant study. It is concluded that in policy terms the proposal to extend the hotel in this location would be in line with the general strategy set out in the development plan and guidance in the NPPF and PPG and would help towards meeting the desired outcomes as set out in the action plan within the Tourism Strategy for South Wiltshire.

Notwithstanding this, however, the proposal must be considered against the previous refused scheme and reasons for refusal, and all relevant policies of the Development Plan,

the NPPF and any other relevant material planning considerations, and in particular the impact on the heritage assets. The previous scheme was refused for the following reasons:

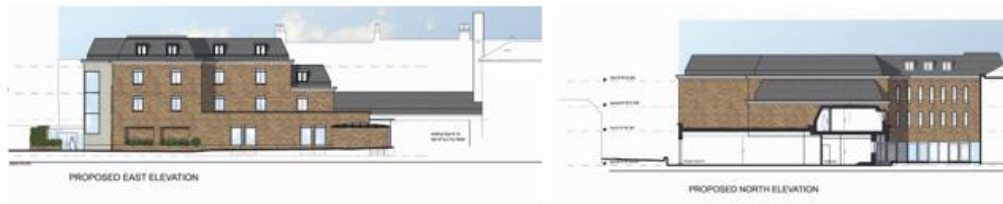
1) The White Hart is a substantial Grade II listed building located at the heart of the Conservation Area of the historic city of Salisbury and forms a significant part of one of the historic Chequers of the mediaeval settlement. The Planning (Listed Building and Conservation Areas) Act 1990 (Sections 16 & 66) places a statutory duty on the local planning authority for 'special regard' to be given to the desirability of preserving the special interest of listed buildings and their settings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also places a statutory duty on the local planning authority that 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposed extension to the hotel would result in a further substantial and bulky addition to the original listed building with an uncharacteristic roof form, including an upward extension to the later 1970s block. It is considered that the built form and design of the proposed development would be unsympathetic to the character and setting of the main listed building, would have a negative impact on the setting of the nearby listed buildings and would adversely affect the character and appearance of the Conservation Area. As such, the scheme as submitted is considered to be contrary to Core Policies CP57 and CP58 of the adopted Wiltshire Core Strategy (January 2015); guidance within the PPG and NPPF; and the duty placed on the Council under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed building and to pay special attention to the desirability of preserving the character and appearance of the Conservation Area. Having regard to advice in Section 12 of the NPPF (in particular paragraphs 131-135) it is considered that the public benefits of the proposal would not outweigh the resultant harm identified above.*

2) The significant bulk and scale of the proposed development would result in a dominant impact on the outlook of surrounding properties in close proximity to the site together with increased levels of overlooking. The proposed expansion of the hotel would also result in an intensification of use of the site with a likely increase in noise and disturbance; in particular that associated with the use of the function rooms, car park and rear service area. As such, it is considered that the proposal would have an adverse impact on the living conditions and amenities for the occupants of surrounding properties (in particular those properties 2- 12 Ivy Street, 82-102 Brown Street and 3-5 St Johns Street in close juxtaposition with site boundary and proposed extensions) contrary to Core Policy 57 of the adopted Wiltshire Core Strategy

3) The proposed development would result in a significant increase in hotel floorspace, including 2 function rooms and 28 additional guest bedrooms, whilst there would be an overall reduction in the current level of on-site parking available to the hotel. Having regard to Core Policy 64 of the adopted Wiltshire Core Strategy and the aims and objectives of the Wiltshire Local Transport Plan, it is considered that the proposed reduction in the level of on-site parking for the resultant development would

be inappropriate; where in this busy trafficked location there is pressure on the existing restricted level of on-street parking in the surrounding area; and where it is considered there are no overriding design, conservation and or amenity benefits resulting from the proposed scheme that would outweigh the harm from the significant shortfall in on-site parking provision in this case.

Previous Refused scheme (east and north elevations)



The following sections consider how the adjusted scheme addresses these reasons

10.2 Design and Impact on historic environment/heritage assets

The NPPF requires good design including, *inter alia*, a strong sense of place responding to the character and history and reflecting the identity of local surroundings and materials. Paragraphs 189 -208 relates directly to heritage asset issues. Core Policy 57 of the WCS relates to design matters, listing a number of criteria against which proposals will be considered.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

WCS Core Policy 58 states, *inter alia*, that:

“Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57..."

Paragraph 197 of the NPPF indicates that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF indicates that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NPPF requires that the applicant to describe the significance of any heritage assets affected, including any contribution to their setting. A Heritage Statement has been submitted with the application alongside the Design and Access Statement, which assesses the significance of the White Hart Hotel and its constituent elements within its setting and assesses the heritage impact of the proposals. The setting of the White Hart includes a high proportion of designated and undesignated heritage assets, including the Grade I Listed mediaeval Cathedral Close Wall opposite the entrance front of the hotel. The White Hart is a Grade II* listed building with the following list description:

ST JOHN'S STREET 1. 1594 (East Side) No 1 (White Hart Hotel) SU 1429 NE 4/130 28.2.52. II GV 2. Late C18. 3 storey. White brick on stone plinth with yellow rubbed window arches, moulded stone cornice and blocking course. Slate roof. Projecting central portico, early C19, full height of building with a plain ground floor treatment of 3 stone arches on square piers facing street and one similar arch across pavement at each end, these arches support 4 Ionic stone columns, with 2 responding pilasters on wall face carried up 2 storeys and with moulded stone entablature and pediment crowned with a full size White Hart. The main wall face inside portico is painted stucco, with 3 windows all with moulded architraves and with additional cornices and pediment to central and other 1st floor windows, on ground floor under arcade 2 windows to right hand and 8-panel double doors, egg-and-tongue enrichment to panels, to left hand with architrave surround. 3 windows each side of portico to main block, totalling 9 bays. The portico has enriched and turned wood balustrade, with beautiful side guards of wrought iron scroll work and cypher G.R.; at angles of portico are horn shaped lamp brackets of similar but more delicate*

wrought iron scroll work. Slightly later extension to right hand of 6 bays, with plain painted front. The portico is an important street feature. Only the windows in side the portico have glazing bars, original, the rest restored. Interior considerably altered. 2 bay modern extension to south in matching style. Nos 1 to 13 (odd) form a very important group.



Listed building around site (hatching)

In addition, as above plan (black hatching), there are a number of listed buildings fronting the 4 streets that enclose the Chequer, fronting Ivy Street, Brown Street, St Ann's Street and St John's Street. Of these, one is Grade I (No.9 St John's St), some are Grade II* (Nos. 3-5, 7-7A, 11), and the remaining (2-4 Ivy St, 82-92 Brown St and 1-5 St Ann's St) are Grade II. There is also a significant number of surrounding listed buildings on the opposite road frontages to these streets. In particular, No15 (Malmesbury House) in The Close, St Ann's gate and The Close Wall are Grade I listed buildings. Many other buildings within the conservation area, although not listed, may be regarded as no designated heritage assets. The Cathedral Close and Cathedral is located a short distance to the south west. Therefore, there are a significant number of designated and non-designated heritage assets of significant importance adjacent the site and in the immediate surrounding area.

The parts of the hotel with the highest levels of significance are considered to be the more prominent principal elevations fronting St John's Street with the successive later additions to the rear of lesser significance. Indeed, the rear sections of the hotel are not referred to in the listing description above.

Historic England original advice indicated that the proposals will cause minimal additional harm to the overall heritage significance of the asset, with the only part of the previous

scheme causing HE concern was the glazed link (now removed from the scheme). It is noted that third party concern has been raised regards the removal of the “stable block” element of the hotel (the existing function room area). However, HE make no reference to this being of significance, and the Council’s conservation officer refers to that part of the hotel as being largely 20th century in origin. As a result, taking onboard the views of HE and conservation, and the history of this part of the hotel structure, it is considered that the former stable block/function room building is of limited significance. The loss of this part of the listed hotel structure is therefore unlikely to have a significant impact on the significance of the listed hotel complex as a whole, or the wider Conservation Area, including adjacent listed buildings.

The applicants Heritage Statement has been the subject of a third party rebuttal, and as a result, the applicant has revised his heritage statement. It concludes that:

5.1 This heritage statement explores the likely impact of proposed extension and alteration of the White Hart Hotel (grade II) upon the heritage significances of the listed building and any related nearby heritage assets (including the Salisbury Conservation Area). The statement conducts this exploration by first assessing the extant significances of the hotel complex and how the hotel might contribute to the significances of neighbours, then uses this assessment as basis for informing how the design of the proposed alteration/extension can avoid causing harm to significance. The design of the scheme has been revised to respect the comments and objections of neighbours (2-4 Ivy Street) and the planning authority, and the proposals are aimed at enhancing the commercial viability of the hotel.*

5.2 The initial findings of the statement are that the White Hart Hotel comprises a complicated amalgamation of various parts - including a primary original Hotel block that replaced an earlier inn - which possess very different levels of heritage significance. The part that possesses the greatest level of significance is undoubtedly the original part with its neo- classical façade and Ionic portico, albeit the interior of this part has been subject to major past remodelling and the building required major renovation following a large fire in 1994. Subsequent additions to the Hotel, which generally exist within rear courtyard areas away from the public realm and along the street frontages to the south and north, have much lower levels of significance and some more recent parts (later C20th) are considered as having no significance at all.

5.3 In terms of the hotel’s contribution to the significance of neighbouring listed buildings as a feature of their settings, the statement has found that, whereas the older road-facing parts of the hotel complex provide a complimentary setting, the rear parts within the courtyard area generally have a negative or benign impact. This is in part due to the lack of cohesive architectural quality and in part due to the lack of any readily interpretable historic functions, the much altered/extended and converted former stable block range

being a particular case in point.

5.4 The revised proposed changes to the building, which include a replacement bedroom block to the rear and new enclosed space within the ground floor level undercroft of a 1970s extension, affect parts of the Hotel complex that possess the lower and negligible levels of heritage significance as described above. The proposals have been designed to conserve significance and are successful in doing so, by delivering a package of changes which provide additional bedroom space – thereby enhancing the economic viability of the Hotel – without compromising the appreciable heritage significances of the Hotel complex and without altering the original and highly significant 1820s Hotel block.

5.5 The re-design of the new block also mitigates any possible erosion of heritage significance that might be deemed to occur through changing the visual/spatial setting of some listed neighbours. This is mindful that the neighbours already existed within a densely developed built environment when they were listed, therefore development within the heart of the White Hart Chequer is, in a historic sense, the norm.

5.6 In conclusion, the re-designed package of proposals, whilst changing the White Hart Hotel, avoid causing harm to the significances of the listed building and likewise avoid causing any harm to the Salisbury Conservation Area and other listed buildings in the vicinity. They are therefore supportable in line with heritage planning policy and legislation.

Impact of amended scheme

As a result of the above discussions with both Historic England and the Council's Conservation officer, (and as a result of the third party concerns explained elsewhere), the scheme has now been adjusted significantly:

- Reduce the scheme to 22 bedrooms
- Remove the glazed linkage with the main listed building
- Remove the internal lift proposal and stair changes
- Reposition the 3 storey accommodation block further from Ivy Street
- Redesign with pitched roofing

Issues relating to scale and design have featured significantly in relation to previous application involving proposed extensions to this hotel, including contemporary and more traditional approaches. In particular the treatment of the 1970s wing has proved difficult. Whilst of its time, the 1970s extension is generally considered to be unsympathetic and there is an opportunity to enhance the historic environment of the site and surroundings, whilst permitting the hotel to expand and improve its facilities. The previously refused scheme included an upward extension to the 1970's wing to add a 4th floor and an extension to the same height. The current scheme does not include a 4th storey, and leaves the 1970's structure largely unaffected.

The proposed revised rear extension works are generally in the same location as the previously refused scheme and the scheme as originally submitted (as above) but is reduced to 3 storeys with a pitched roof, and no higher than the current height of the 1970s wing. It would not exceed the 12.2m height restriction under Core Policy 22. As shown below, the scheme has been adjusted to a dual pitched roof design with glazing proportions more typical of the main listed building aesthetic.

Scheme as originally submitted (east elevation)

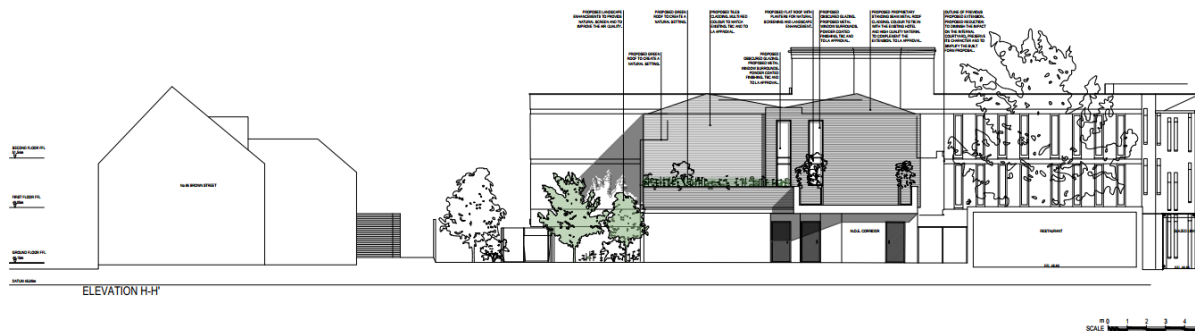


Revised proposal (east elevation)



North elevation of original scheme





Amended design (north elevation)

Although the extension as adjusted remains of contemporary design, its location at the rear of the site and is generally in less sensitive location (in terms of visual prominence from the surrounding public realm) behind the main street frontages and is no higher than the existing flat roof of the 1970s wing. The proposed openings / fenestration detailing, brick detailing and materials will assist to some extent in breaking up the massing and providing some articulation to its external appearance.

The servicing arrangements would be as existing at the rear of the site. However, currently the refuse bins are stored in the open and the application proposes a new bin located adjacent the new extension to improve the visual appearance. Elsewhere, externally, the proposals include some landscape tree planting to the car park and the planters to the extension, as referred to above.

Changes to 1970's wing and western façade onto St John Street

In respect of the 1970s wing, it is proposed to enclose the current open under-croft and at its western end to provide in house and staff facilities and a new internal stair lift. The façade to St Johns Street is proposed to be infilled and to receive some cosmetic treatment. The infill of the street frontage to St John's Street will comprise brick to match the existing brickwork of the hotel (brick slips to existing concrete columns) with some proposed stone work on the fascia to create stone cills and coping to the upper floors and to cover the concrete columns and beam currently visible to the ground floor. Window and a door openings are proposed within this section. The existing brickwork and windows will be retained at first and second floor levels with painted heads and stone drip detailing to the window. In principle, there is no objection to a suitable infill treatment as it will enhance the current rather drab appearance and void at ground level (as below).

Proposed enhancement of west facade



Works to existing undercroft area



Part of the undercroft below the 1970's extension will be filled in as shown above. The eastern end of the undercroft will be left open and provide some parking with a new glazed entrance set under the north side of the undercroft.

Regarding the alterations to the front façade to St Johns Street, no objections have been raised in principle by Historic England. It is likely to enhance the appearance of this part of the building in the street scene. The Conservation Officer has indicated support for the revised proposal and that conditioning of the detail would be necessary. Subject to this, these works will not harm the fabric any features of historic or architectural interest and will preserve the setting of the White Hart listed building, adjacent listed buildings and street scene.

Archaeology

The area is also of potential archaeological significance. The Council's Archaeologist has advised that the site is of archaeological interest as it lies within the medieval White Hart chequer and that previous evaluation that took place in and around the car park in 2003 and 2010 demonstrated that remains from the medieval and post-medieval period do survive in the areas investigated, although the remains have, in some areas, been affected by the later buildings. Therefore a planning condition has been recommended to require and approve a written scheme of archaeological investigation, which will require a watching brief should significant remains be identified it may be necessary to undertake some archaeological excavation as part of the mitigation works.

Summary of heritage issues and impacts

It is considered that the adjustments to the western façade and undercroft area would represent a significant improvement to the character and general setting of that façade of the listed building, and result in a similar enhancement on the wider Conservation Area, (which itself contains other listed buildings), and will have a significant and positive visual impact. The other works to the undercroft area will have a neutral impact as they will be seen very much in the context of the existing rear 1970's extension and its undercroft area and car parking, and would not result in any further harm in heritage terms.

Regards the adjusted rear extension works, the existing function room building that is to be removed is considered to be of limited heritage significance, consequently its removal is acceptable in heritage terms, as it won't affect the overall significance of the heritage asset. As is explained in the amenity section of this report, the replacement flat roof building may actually have a modest benefit in amenity terms to adjacent amenity due to the removal of the tall roof of this function room, which currently directly abuts the amenity area of the adjacent dwelling in Ivy Street.

It is considered that whilst the proposals would result in a relatively large addition to the existing listed building, the resultant building would reflect the architectural language of both the historic part of the hotel and the more modern 1970's addition, and thus harmonise and consolidate the appearance of the courtyard. The mix of traditional and complementary modern design elements, would mitigate the impact of the additional bulk, and the extension is generally in a less sensitive location (in terms of visual prominence from the surrounding public realm) behind the main street frontages. Whilst the extension may in part be glimpsed from parts of the Conservation Area to the east and south (ie via the existing open access and the lower boundary walling along St Anns Street), the extension will be viewed very much in the built up urban context in which it sits, and it is considered that the character and setting of the wider Conservation Area would not be harmed.

The revised extension works would be readily visible from the adjacent listed properties along Ivy Street and Brown Street. However, the historic character of this area is and has been very much dominated by the rear buildings and workings of the hotel use, and particularly

since the construction of the 1970's extension some 50 years ago, which partially created a "courtyard". Whilst the extension will be readily visible from the adjacent listed buildings, the character and the setting would remain largely unchanged in terms of the Ivy Street and Brown Street building being within close proximity to the commercial hotel use. Indeed, the partial obscuring of the 1970's extension and outbuildings by the new works could arguable result in a modest improvement to the character and setting of this area. It should also be noted until recent years, some of the properties along Brown Street historically formed part of the hotel use. Thus Ivy Street has for many years effectively formed the northern boundary of a courtyard which has largely been characterised by the buildings and operations associated with the hotel use. In this sense, whilst the setting of the adjacent listed buildings will be visually "changed" by the proposed works, the proposed rear extension works will not harm the setting or character of the Brown Street or Ivy Street listed buildings. The heritage significance of those adjacent building is not considered to be affected.

Both Historic England and the Council Conservation Officer now consider the rear extension works acceptable, and officers now consider the revised scheme to represent "less than substantial harm", against which other public benefits can be weighed. The significant public benefits of the scheme to the local economy and tourism are acknowledged and the NPPF allows such matters as this to be taken into account in assessing harm to the significance of a designated heritage asset. Following the amendments to the design and scale of the rear works, including the visual enhancement of the main west facing façade onto St John Street, in this case the degree of harm has been judged to be less than substantial by officers and taking into account the NPPF guidance and Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, it is considered that the economic benefits of the scheme would outweigh the limited level of harm caused to the heritage assets.

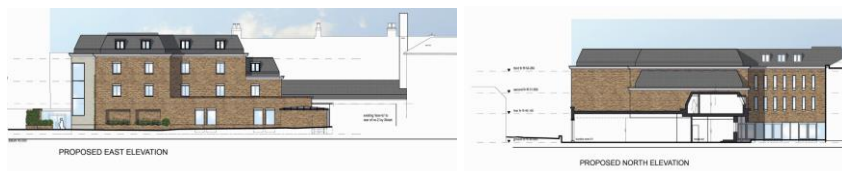
Reason for refusal 1 of the previous scheme is therefore considered to have been overcome.

10.4 Residential Amenity

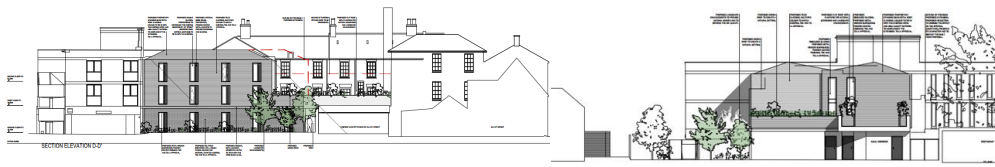
Criteria (vii) of Core Policy 57 deals with amenity issues, and NPPF also states that the planning system should seek to secure a high quality design and good standard of amenity for all existing and future occupiers of land and buildings.

The previous application for more significant works to this hotel were refused partly on amenity grounds (see reason elsewhere in this report). It was judged to have an adverse impact on the amenities of the adjacent dwellings in Ivy Street, to the north, and Brown Street, to the east. The design of that scheme is shown below for comparison.

Previous Refused scheme (east and north elevations)



Current amended scheme



As with the above refused scheme, the proposed amended extension will also introduce a new building mass and bulk at the rear of the hotel, which will clearly be visible from the rear of properties in Ivy Street and Brown Street as immediate neighbours on the north and east sides of the hotel.

However, unlike the refused scheme, the amended scheme now repositions the block away from the northern boundary the rear and garden of 2-4 Ivy Street, and removes the pitch roof of the existing function room building. The building is now three not four storeys.

An objection has been received on behalf of the occupants of the above property suggesting that the applicant's assessment is inadequate and should assess overshadowing (including a comparison between the previous and current schemes) to the garden. In addition, the objection suggest that the three storey extension would have an overbearing impact on the occupants outlook and use of their garden.

The application has now submitted a revised daylight assessment, which suggest that the proposed extension as amended will for the most part of the year have limited impact in terms of overshadowing on adjacent properties. Extracts from this will be shown as part of the officers slide show.

Impact on Ivy Street properties

The occupier of 2-4 Ivy Street maintains objections to the proposal on grounds of dominance, and overshadowing.

The works have been designed with a single storey element which raps around the boundary of the adjacent Ivy Street property (as plan below). The first and second floor of the revised rear accommodation block would now be located approximately 3 m further from the northern boundary with than the refused scheme. The extension is also lower in height than the refused scheme, at 3 not 4 storeys. The applicants revised shadowing report indicates that whilst there would be some overshadowing caused when the sun was due south of the extension, for the majority of the day, shadows cast by the revised extension would largely fall within the boundary of the existing hardstanding area of the hotel rear yard, and would not impact on the adjacent garden areas or properties. It should be noted that to a certain extent, given the urban built up nature of this area, the courtyard area and adjacent amenity areas are likely to be in shadow during the early and late part of the day regardless of whether the three storey accommodation block is built.

Further, in mitigation, the north facing side elevation of the accommodation block has two elongated windows shown, both of which serve internal stairwell and landing areas. These

can be obscure glazed. Thus, the actual overlooking from these elements would in reality be limited to a perception of being overlooked. The other properties in the north eastern corner of Ivy and Brown Street would be less affected, but likely to have some oblique overlooking from the east facing windows in the accommodation block (although this would be largely perceived loss of privacy due to the screening fins on the windows – see above).

Flat roofed area and relationship with 2-4 Ivy Street



Relationship of refused scheme



The flat roofed part of the extension works (above plan extract) replace an existing pitched roof building (the existing function room building) which is somewhat higher than the proposed replacement .

In terms of dominance, the existing pitched roof function room building has more impact than the proposed flat roofed replacement structure in general terms. The plans indicate that this flat roofed area would only be used for maintenance purposes plus access to a roof top kitchen garden. However, there would be a possibility of some overlooking being possible should the new flat roofed area above this part of the extension be utilised by guests of the hotel as an outdoor space.

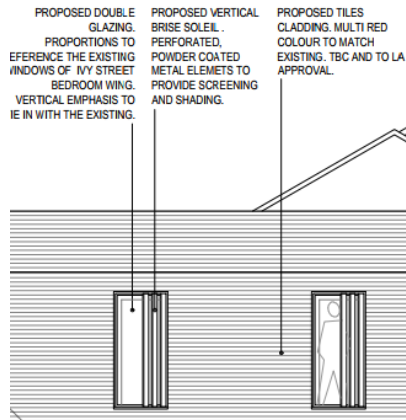
Some planting is shown on the submitted drawings within the northern corner of the existing service yard and on top of the flat roofed area. This is welcomed and if maintained would create a barrier to overlooking and a welcome green screen. However, experience has shown that such planting (particular that in planters) on urban buildings does not often survive for many years, and hence it is not considered that in practice, this should be relied on to act as a buffer if the flat roofed area were to be used more regularly and formally as an external area for hotel guests.

Consequently, a condition can be imposed restricting the use of this roofed area for hotel personnel and maintenance purposes only. On that basis, officers therefore conclude that the revised proposal, would cause less harm to amenity than the previously refused scheme, and would also be less dominant than the existing pitched roof building it replaces, and therefore address the previous reason for refusal relating to the impact on neighbour amenity.

Impact on Brown Street properties

The revised proposed scheme would involve the insertion of a series of windows to guest bedrooms in the east elevation of the proposed extension facing the rear of properties in Brown Street. However, unlike the refused scheme, the proposed extension has three storeys not four. Like the refused scheme the accommodation is set back a similar distance from the rear boundaries of Brown Street. However, whereas the refused scheme had a single storey element at ground floor level, on this revised scheme there no new single storey addition, with just parking and the service yard between the works and the Brown Street rear boundaries.

Whilst there would still be overlooking from the windows in the east facing elevations of the extension, the windows facing the rear of the properties in Brown Street would have built in sunlight fins, which would to some extent, limit the ability of the occupiers to overlook the adjacent properties, (as enlargement from amended plans below). These windows would also be fixed (non openable). Thus overlooking is reduced.



Details of windows on east elevation

In terms of overshadowing, the applicants revised shadowing report indicates that the impact of the new extension on the rear of Brown Street properties would be limited, particularly as by the time the sun has travelled westward, any shadowing would tend to fall within the boundaries of the site, or later on, the sun would be largely obscured by the existing buildings of the hotel, and thus any shadowing would be limited to the east.

Noise matters

The previously refused application raised concerns on the grounds of noise and disturbance resulting from the proposed development and stemmed from the direct use of the proposed new function rooms at the rear and from the intensification of use from the expansion of the hotel and potentially affects. New function rooms are not part of the current scheme. The applicant has submitted a noise report. The proposal includes external plant (AC Units) in two locations in the undercroft of the 1970s block and on the flat roof of the first floor section of the extension, within a louvered enclosure.

Subject to conditions, the Council's public protection officer has raised no general objection to the noise and disturbance that may be generated as a result of the proposal, including the increased number of guest bedrooms and any intensification of use of the hotel outside of the building (e.g. in the car park) as a result of the arrivals and departures. The hotel is an established business. Not all the patrons for hotel accommodation will arrive and leave via the car park and the front portico entrance will still be used. The use of the service access route at the rear of the site will remain as existing and it is not anticipated that the proposal should result in any increase in noise and disturbance over the existing arrangement. The bin enclosure would be an improvement to the waste bins being stored up against the site boundary in the open.

There is the potential for some noise and disturbance during construction work. Although a temporary part of any development, given the close relationship with adjoining residential properties, a condition could be reasonably imposed to secure a construction method statement in the interests of amenity, including construction hours. A representation has been made querying whether due consideration been given to any potential structural disturbance of the listed timber framed building (3 & 5 St John's St) immediately abutting that part of the White Hart where construction work will be carried. A suitable condition related to the submission of a Construction Environmental Management Plan which could deal with these latter points has been suggested, hours of construction, and details restricting the noise generated by the air conditioning units.

Notwithstanding, any damaged caused to any adjacent property would be a private / civil matter between parties. Building Regulation Approval would be a separate requirement but any works close to a boundary are likely to be subject to the separate provisions of the Party Wall Act.

Air Quality

The site is located in an Air Quality Management Area. An Air Quality Assessment has been submitted which assesses the air quality impacts as a result of the proposed development during construction and at the operational stage and impact on traffic levels.. It is concluded that the development will not have any significant impact on local air quality. During construction there is a risk of dust emissions but that mitigation should be straightforward, as most of the necessary measures are routinely employed as 'good practice' on construction sites. A Construction Method Statement could be the subject of a condition. The Council's Public Protection Team has raised no concerns regarding air quality.

Given the scale, nature, characteristics and likely air quality impact, it is considered that the proposal would not conflict with WCS Core Policy 55.

Reason for refusal 2 of the previous scheme is therefore considered to have been overcome.

10.6 Highway / transport impact

The previous application for the larger scheme was partly refused on highway and parking grounds. The applicant has submitted a transport assessment (TA). The statement confirms that the White Hart Hotel currently has 68 bedrooms.

This smaller application proposal now proposes an additional 22 bedrooms as amended. Planning permission has also been previously granted for a block of 9 serviced hotel apartments at the south end of the car park (fronting St Anns Street).

The current application provides for a total of 59 spaces for the hotel as extended, including the serviced apartments if constructed. The TA summarises that its assessment demonstrates that: -

- *Being located within Salisbury City Centre, the site is accessible by a range of sustainable modes of transport, including walking and high frequency bus services. These travel options provide a realistic and convenient alternative to single occupancy car travel, in accordance with local and national policy and guidance;*
- *Following a review of the most recent personal injury collision records, there is no evidence to show the proposed development will have a detrimental impact on highway safety;*
- *The proposed 26-bedroom extension is expected to generate 8 two-way trips during the AM peak hour and 6 two-way trips during the PM peak hour. Considering the low number of additional vehicle trips generated by the proposed extension, the development proposals will have a low residual impact in the local highway network.*
- *When combined with the existing hotel and consented apartment development, the site is expected to generate a total of 34 two-way trips during the AM peak hour and 27 two-way trips during the PM peak hour.*
- *The cumulative future parking demand shows that the proposed on-site hotel car park is sufficient to accommodate the expected parking demand generated by the existing hotel, consented apartments and proposed extension, with only a limited amount of off-site parking required during short periods of the day.*

- *Should additional parking be required, it has been shown that there is ample off-street parking available through Salisbury.*



Parking plan also showing approved apartments

The Council's Highways Officer concurs with the submitted Transport Statement that the site should benefit from up to a 35% discount in car parking as a result of the site's city centre location and its proximity to other transport links, however, the level of car parking proposed is actually less. Nevertheless, the Highways Officer is content that, due to on-street parking being restricted in the vicinity of the site and with a number of public car parks available within the city centre, the level of car parking proposed is adequate and would not cause detriment in highway terms. No concern has been raised by the Highway Officer regarding the impact on the local road network as a result of trip generation rates and the EHO has not raised any concern regarding the impact on air quality.

The previous planning application was refused partly on transport / parking grounds, although the make-up of the current proposal has now changed from a larger 28 bedroom scheme down to a simpler 22 bedroom scheme. Officers consider that given the submitted TA and Highway Officer's advice, the proposed development is considered to accord with WCS Core Policies CP61 in respect of transport and new development and in line with guidance in the NPPF which seeks to support a pattern of development which facilitates the use of sustainable transport.

Previous reason for refusal 3 is therefore considered to have been overcome.

10.7 Drainage and flood risk

This issue did not form a previous reason for refusal. A Flood Risk Assessment has been submitted with the application. The site is located within Flood Zone 1 & 2 (on edge of).

The FRA concludes:

The combined proposals are key to sustaining the existing hotel development and rely on existing facilities within the hotel. It is not feasible to locate the canteen facilities elsewhere. As such, the sequential test is deemed to have been addressed and the exception test need not be addressed. The main source of flooding to the site is predominantly from the River Avon and other contributing fluvial sources.

The site is assessed to be at moderate risk of groundwater flooding. However, given the hardstanding nature of the site, groundwater emergence would be limited and any flooding would be expected to be conveyed off site before building to any significant depth. The proposals would be expected to have a negligible impact on flood risk elsewhere. Access and egress to the site will continue to be provided via Brown Street and St John's Street. While this is shown to be inundated in the 1 in 100 year flood event plus climate change events, safe refuge may be sought within the existing hotel until flood water recedes in the adjacent roads. Surface water runoff from the developed site can be sustainably managed in accordance with planning policy. The surface water drainage scheme provides a holistic approach to drainage in accordance with and satisfying the requirements of planning policy and as such will enable future development to adhere to this strategy. This report has demonstrated that the proposed development may be completed in accordance with the requirements of planning policy subject to the following:

- Finished floor levels to be set at 45.94m AOD in the southern block*
- Finished floor levels to be set at a minimum of 46.15m AOD in the eastern block*
- Finished floor levels to be set 150 mm above adjacent ground levels*
- The proposed hotel extension should not connect into the onsite surface water drainage system until the approved drainage plans for the serviced apartments (Reference 19/04857/FUL) have been implemented in full..."*

The Environment Agency has not objected, but provided general comments regards the need for an emergency escape plan and minimum floor levels.

A condition can be imposed to ensure the recommendations are implemented and further details of an emergency flood plan is deemed necessary.

Regarding surface water disposal / drainage, the records show that this drains to the public sewerage system. Because of the high ground water levels, traditional infiltration devices are not likely to work effectively. Therefore, an attenuation storage system will be provided (as approved under the PP for the serviced apartments) to restrict surface water runoff generated across roofs and hardstanding which includes the proposed hotel extension and the approved plans for the serviced apartments. It would be necessary to condition the provision of this attenuation tank storage accordingly.

The Council's Land Drainage team and Wessex Water have not objected to the scheme provided a suitable condition is imposed ensure the require drainage solution and discharge rate is achieved.

Impact on the River Avon Special Area of Conservation (Phosphates)

Policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Avon Special Area of Conservation (SAC) catchment area. This development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period.

The generic appropriate assessment has now been amended to include hotel/holiday accommodation. The Council's ecologist has advised that this hotel extension would be covered by the revised assessment, the Council were satisfied that they had minimised and avoid impacts as far as possible on-site. At the time of writing the ecologist is awaiting the generic AA to be agreed with Natural England. This is expected to occur by the end of March 2022.

As such, subject to the revised AA being agreed with Natural England, it can be concluded that the scheme will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

Consequently, should Members be minded to approve the development, planning permission cannot be granted until the revised AA has been agreed. Only then will the scheme address Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC); and the National Planning Policy Framework.

CONCLUSION AND PLANNING BALANCE

The current application seeks to address a number of the concerns associated with the previous refused applications, which was refused on amenity, parking, and heritage impact grounds. This revised scheme is now much smaller overall than the previous refused scheme. The amended design now relates to only 22 new bedrooms, located in a much smaller rear extension, than that previously refused.

In principle, the enlargement and improvement of the hotel is considered to accord with national and local plan policies in terms of the economic and employment policies and tourism policies. Significant weight can be given to this additional provision.

The works are located at the rear of the main hotel building within the Chequer, where its impact on the wider townscape views, the listed buildings, and the Conservation Area would not be significant. Whilst other surrounding buildings are also listed and are heritage assets, both the Council's Conservation officer and Historic England have withdrawn their objections to the proposals. On that basis, and whilst the third party comments regards the impacts on the heritage assets have been considered, a refusal of the proposal on heritage impact grounds would be difficult to justify in officers opinion. Whilst part of the listed building would not be retained, the overall heritage asset would be retained and enhanced, and the element of the building that is being removed is considered to be of low or limited heritage significance. Furthermore, retaining and enhancing a heritage asset in its preferred use is also in line with the NPPF. The works enable the heritage asset to continue in its use as a hotel and for those facilities to be enhanced. The currently poor visual quality of part of the St John Street façade will also be enhanced, and thus the part of the listed building of most significance would also be enhanced by this proposal.

The adjacent listed dwellings adjacent the site are considered to be of lesser heritage significance than the White Hart Hotel, being of grade 2 quality, and of less historical significance. Whilst the works would alter the setting of the surrounding listed buildings in Brown Street and Ivy Street, the existing setting of these buildings is already characterised by a mixture of urban development related to the historic commercial use of the hotel, and

consequently, to add additional hotel buildings into this setting is not considered to have a significant impact on the setting of those adjacent listed buildings, thus also according with the general aims of the NPPF and Core Strategy heritage policies.

However, notwithstanding the heritage issues, the works would be located directly adjacent to surrounding residential properties. In officers opinion, having seen a number of iterations for extension and enlargement works over the last 20 years, it would be very difficult to meaningfully enlarge the accommodation offer of this hotel in this rear location without having some form of impact on adjacent amenity. In particular, the adjusted smaller extension would still have an impact on the properties to the east along Brown Street in terms of significant loss of privacy through actual or perceived overlooking from the new windows on the eastern elevation of the extension. Similarly, even the revised smaller scheme subject of this report is likely to have an impact on the properties along Ivy Street to the north of the site, in terms of some feeling of dominance and some overshadowing.

The impact on amenity is also of significant weight. However, the enhancement of the hotel, a heritage asset, both in terms of its character and its prolonged/continued use as a hotel and as an economic and tourism asset to the city is also considered to be of significant weight. Members and officers therefore face a difficult choice of balancing two competing issues.

In officers opinion, whilst there is an impact on the amenities of the dwellings surrounding the site to the north and east, those dwellings have historically been located within very close proximity to the hotel use, and have had a somewhat reduced level of amenity compared to other similar dwellings elsewhere in the area. Historically, all dwellings would have suffered from general noise and disturbance at close quarters, and together with the introduction of the rear 1970's accommodation extension, the dwellings adjacent would have had a much reduced level of privacy for at least the past 50 years. It should also be noted that the now private dwellings/buildings along Brown Street were part of the hotel complex until fairly recently. Thus, until recent years, the dwellings in Ivy Street would have effectively formed the northern flank of a "court yard" serving the hotel use.

The new revised accommodation block introduces a three storey block closer to the Ivy Street properties than the 1970's extension, and the eastern elevation will introduce more windows facing the adjacent Brown Street properties. However, given the already close proximity and the historic low levels of privacy and amenity, it is considered that a refusal on this point may be difficult to justify, particularly as the new windows would be fixed shut and contain sunlight fins which would reduce the ability of internal occupiers being able to overlook adjacent properties. It should also be noted that the new accommodation block would be set some distance back from either the rear of Brown Street properties or the façade of the existing 1970's extension.

Similarly, with regards Ivy Street, the new accommodation would tend to increase the likelihood of overshadowing. However, the proposed accommodation block would now be positioned several metres away from the northern boundary with Ivy Street, and the applicant shadow diagram report indicates that the level of overshadowing is unlikely to be so acute during most of the average day or year as to warrant a refusal. The two elongated windows in the northern elevation of the block would serve non habitable areas and can be obscure glazed, and thus, the actual impact of these features in terms of privacy would tend to be limited.

As a consequence, in officer opinion and on balance, and given the tight knit urban and city centre location, the amenity impacts of the proposal would not be so severe or so significant as to warrant a refusal of this amended proposal, particularly when weighed against the positive benefits resulting from the improvement and enhancement of the listed building (the

hotel), its continued use, and the general economic enhancement and benefits to the wider city.

With regards to the previous highway concerns, the level of accommodation has been reduced to 22 bedrooms from the refused application. Members should note that the hotel is located in a sustainable location where car journeys should not be encouraged. The Council's Highways officer has raised no objections to the proposal. Notwithstanding, there would still remain a substantial car park area serving the hotel. Consequently, in officers opinion, a refusal on highway issues would be difficult to justify.

Other matters can be covered by various conditions as outlined in this report.

Members should note that the planning permission cannot be approved until the revised generic appropriate assessment has been agreed with Natural England.

RECOMMENDATION FOR PLANNING APPLICATION: SUBJECT TO CONFIRMATION FROM WC ECOLOGY THAT THE REVISED GENERIC APPROPRIATE ASSESSMENT HAS BEEN AGREED BETWEEN THE COUNCIL AND NATURAL ENGLAND , then APPROVE, subject to the following conditions:

CONDITIONS:

Three Year commencement

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Plans

2.The development shall be carried out in accordance with the following plans:

Location Plan PS7 – 01
Existing site plan PS7-02
Existing site survey PS7-21 Rev A
Existing Ground Floor Plan PS7 -04
Existing First Floor Plan PS7-05
Existing Second Floor Plan PS7-06

Proposed site plan SK01-03

Demolition Plan Ground Floor PS7-17
Demolition Plan First Floor PS7-18
Demolition Plan Second Floor PS7 -19

Proposed ground floor plan – SK01-07
Proposed first floor plan – SK01-08
Proposed second floor plan -SK01 -09

Three storey accommodation block:

Proposed elevation – east (facing Brown Street) SK01 -12

Proposed elevation – north (facing Ivy Street) SK01-15
Proposed elevation – north (2) (facing Ivy Street) SK01-16
Proposed elevation – west (internal courtyard) SK01 - 13

Proposed elevation St Johns Street – PS7 10 REV B
Proposed section through St Johns street elevation PS7-22 Rev A

Proposed south elevation of undercroft works – PS7 11 REV A

REASON: For the avoidance of doubt

Materials and planting

3. Before the development comes into use/occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including large scale details of all windows, large scale details of the changes to the St John Street façade, details of any bat/bird bricks/tiles, and details of the planting, including that for the flat roofed areas and the car parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development and any planting shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Water efficiency

5. The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Amenity

6. The development and an associated plant shall be sited and operated in accordance with the submitted Hayes McKenzie Environmental Noise Impact Assessment Report (ref: HM 3425 R01 EXT 3) dated 5th August 2020. Notwithstanding, the air conditioning units shown on the flat roof of the rear accommodation block shall not come into operation until a scheme of mitigation has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the noise rating level of the air conditioning units shall meet the criteria being 5dB below background noise at the nearest off site receptor at 2 Ivy Street. The scheme shall be implemented in full and maintained at all times thereafter.

Reason: In the interests of amenity.

CEMP

7. No development shall commence on site (including any works of demolition), until a Construction Method Statement and Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development, including the mitigation measures outlined in Section 3.4 of the Air Quality Assessment Version 3 dated March 2019 (updated 2020) (Aether Ltd), and measures to control drainage pollution. It shall also include details of the following:

- I. The movement of construction vehicles;
- II. The cutting or other processing of building materials on site;
- III. Wheel washing and vehicle wash down facilities;
- IV. The transportation and storage of waste and building materials;
- V. The recycling of waste materials (if any)
- VI. The loading and unloading of equipment and materials
- VII. The location and use of generators and temporary site accommodation
- VIII. Pile driving (If it is to be within 200m of residential properties)

The submitted details shall also outline how the structures adjacent to the works, including the existing hotel buildings and the adjacent third party properties, are to be protected, repaired and stabilised during construction.

The plan shall be carried in in accordance with the approved details.

REASON: In the interest of amenity and to limit the impact on adjacent structures, including the listed buildings, and third party structures.

8. Before the extension first comes into use/occupied:

i) the stairwell and corridor elongated windows shown on the approved plans on part of the northern elevation of the three storey accommodation block shall be glazed with obscure glass to an obscurity level of 5, and

ii) The windows serving the three storey accommodation, east elevation facing Brown Street, shall be of a non-openable (fixed shut) design, and have been fitted with the sunlight/fins shown on the approved plans

The windows shall be maintained in that condition thereafter.

REASON: In the interest of amenity

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the north facing side elevations of the development (the 3 storey accommodation block) hereby permitted.

REASON: In the interests of amenity

10. The flat roofed area of the rear extension adjacent Ivy Street properties shall only be accessible by staff for maintenance purposes, and shall not be used as an outdoor area for members of the public or guests.

REASON: In the interests of amenity

11. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interest of amenity

Archaeology

12. No development shall commence within the area indicated by application 20/10860/FUL until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Highways

13. The development hereby permitted shall not be first brought into use until the car parking and the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

14. The development hereby permitted shall not be first brought into use until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority which contains initiatives to promote non car related sustainable travel. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of reducing vehicular traffic to the development.

Drainage and flooding

15.The development shall not be occupied until the drainage system referred to in the submitted Flood Risk Assessment (FRA) V3.1 November 2020 by Weetwood and associated drainage plan and calculations, has been implemented in full on site. Finished floor levels shall be no lower than the existing building and shall be as specified in the FRA document.

REASON: In order to limit the risk of flooding or drainage issue with regards the development.

Restriction of use

16.The accommodation hereby approved shall be solely use as serviced hotel guest accommodation only and for no other use within Class C1 of the Town and County Planning Use classes Order 1987 (as amended), as part of the existing hotel business operation / business (currently known as White Hart Hotel) or any subsequent operator.

REASON: The proposed use is acceptable as an extension to the existing hotel business but the Local Planning Authority wish to consider any future proposals to segregate or change of use, having regard to the circumstances of the case.

INFORMATIVE:

Highways

The application involves the closure of an existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Archaeology

All work should be carried out following standards and guidelines set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

RECOMMENDATION FOR LISTED BUILDING APPLICATION : APPROVE subject to the following conditions:

Three year period

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

Plans

2.The development shall be carried out in accordance with the following plans:

Location Plan PS7 – 01
Existing site plan PS7-02
Existing site survey PS7-21 Rev A
Existing Ground Floor Plan PS7 -04
Existing First Floor Plan PS7-05
Existing Second Floor Plan PS7-06

Proposed site plan SK01-03

Demolition Plan Ground Floor PS7-17
Demolition Plan First Floor PS7-18
Demolition Plan Second Floor PS7 -19

Proposed ground floor plan – SK01-07
Proposed first floor plan – SK01-08
Proposed second floor plan -SK01 -09

Three storey accommodation block:

Proposed elevation – east (facing Brown Street) SK01 -12
Proposed elevation – north (facing Ivy Street) SK01-15
Proposed elevation – north (2) (facing Ivy Street) SK01-16
Proposed elevation – west (internal courtyard) SK01 - 13

Proposed elevation St Johns Street – PS7 10 REV B
Proposed section through St Johns street elevation PS7-22 Rev A

Proposed south elevation of undercroft works – PS7 11 REV A

REASON: For the avoidance of doubt

Materials

3.Before the development comes into use/occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including large scale details of all windows, large scale details of the changes to the St John Street façade, and details of the planting, including that for the flat roofed areas and the car parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development and any planting shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the heritage assets

Protection of heritage assets during construction

4. Before any demolition works commence, details of how the structures adjacent to the works, including the existing listed hotel buildings and the adjacent third party listed properties, are to be protected, repaired and stabilised during construction works.

The development shall be carried in in accordance with the approved details.

REASON: To limit the impact on adjacent listed structures/heritage assets.