

Policies - Conservation

NOTE: Policies also relating specifically to the Townscape of Salisbury are contained in the Design Chapter.

Listed Buildings

CN1

Demolition of a listed building will not normally be permitted. Such a proposal will be considered favourably only in very exceptional circumstances where a building's condition makes it impracticable to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be given.

CN2

Demolition of a listed building will not normally be permitted. Such a proposal will be considered favourably only in very exceptional circumstances where a building's condition makes it impracticable to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be given.

CN3

Proposed development, including extensions or other alterations, which would in any manner affect the character or setting of a listed building will be permitted only if the following criteria are met:

- (i) new work respects the character of the existing building in terms of scale, design and materials;
- (ii) sympathetic natural materials, matching the original, are used in repair or replacement work;
- (iii) the historic form and structural integrity of the building is retained; and
- (iv) architectural or historic features, including internal features, are retained unaltered.

CN4

The change of use of listed buildings and important unlisted buildings in Conservation Areas will only be permitted if:

- (i) it contributes towards the retention of such buildings without adversely affecting their character, setting or structural integrity; and
- (ii) it does not give rise to harmful effects on the general environment of the area.

CN5

Development within or outside of the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building concerned.

CN6

Where a change of use is accepted as the only means of preserving a listed agricultural building, preference will be given to uses that respect the historic form and structural integrity of the building. In particular the interior of statutorily listed barns should be kept as open as possible, as this is part of the special character of barns.

CN7

The change of use of listed agricultural buildings to residential use will only be permitted in exceptional circumstances.

For such development to be acceptable, it will need to be demonstrated that the building is structurally sound and capable of conversion and that the conversion can be achieved without adversely affecting the character, structural integrity, appearance or setting of the building concerned.

Conservation Areas

CN8

In Conservation Areas, only development which preserves or enhances the existing character of the area will be permitted.

The Local Planning Authority will seek to ensure that the form, scale and design of new development, and the materials used in it, respect the character of the area.

CN9

In Conservation Areas, the demolition or substantial demolition of buildings or other structures, such as boundary walls, will be permitted only in cases where the existing structure is:

- (i) wholly beyond repair; or
- (ii) of a character inappropriate to the Conservation Area; or that
- (iii) there are overriding highway, or other safety reasons; or
- (iv) where planning permission has been granted for the development of the site.

CN10

The loss of open spaces, gaps between buildings and gardens will not be permitted where this would detract from the special character of the Conservation Area.

CN11

Special care will be taken when considering new development to ensure that views from and into Conservation Areas are safeguarded and views

which do not contribute to their character are improved where opportunities arise.

CN12

The removal or improvement of features which detract from the quality of a Conservation Area, including signs, buildings, advertisements and overhead wires will be sought.

Shopfronts and Signs in Conservation Areas

CN13

The retention of shopfronts within Conservation Areas that are attractive, of historic or architectural value, or that contribute to the character of the area will be sought. Permission will only be granted for their repair or restoration.

CN14

In Conservation Areas, new shopfronts will only be permitted where the design is of high quality and appropriate to the character of the building and its surroundings. The linking of buildings by means of a common fascia extending across existing vertical features, such as pilasters, will not be permitted.

CN15

Proposals for internally illuminated signs in Conservation Areas will be permitted where:

- (i) there is no detriment to the visual amenity of the areas, and
- (ii) they preserve or enhance the character and appearance of the area.

Shopfront Grilles

CN16

External grilles, roller shutters or solid metal shutters will not be permitted on listing buildings or in Conservation Areas. External open lattice type grilles will be acceptable where there is no adverse effect on the Listed Building or Conservation Area.

Trees

CN17

Where permission is granted for the felling of a tree covered by a Tree Preservation Order, or of a tree located in a Conservation Area, the Local Planning Authority will seek, where appropriate, the planting of at least one replacement tree, of a species and size appropriate to the locality.

Historic Parks and Gardens

CN18

The retention of and, if appropriate, the restoration of historic parks and gardens will be encouraged. Development which would adversely affect these parks and gardens will not be permitted.

Environmental Enhancement

CN19

The Local Planning Authority will encourage schemes of environmental improvement as part of development schemes and, for its own part, will establish a rolling programme of environmental enhancement measures to be implemented in the District as financial and technical resources permit.

Ancient Monuments and Archaeology

CN20

Development that would adversely affect a Scheduled Ancient Monument or other nationally important archaeological features, or their settings will not be permitted.

CN21

Where an application for development may affect a known or potential site of archaeological interest, as defined on the Plan as an Area of Special Archaeological Interest, the Local planning Authority will request an archaeological evaluation to be carried out before the planning application is determined.

CN22

The Local Planning Authority will also seek the preservation of archaeological remains that are of regional and local importance, whether they are currently known or discovered during the lifetime of the Plan and there will be a preference to preserve them in situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted. Where development is permitted and preservation in situ is not appropriate or possible, the Council will require suitable investigation and recording to take place. These measures will be sought by means of legal agreement or the use of conditions.

CN23

Within the historic settlements of Salisbury, Amesbury, Downton, Hindon, Mere, Old Sarum, Shrewton, Tilshead and Wilton, the Local Planning Authority will seek to establish, prior to determining planning applications, the archaeological implications of all development, will wish to be informed of all requirements for archaeological work, and will continue to seek the provision of adequate facilities for archaeological site

investigation, particularly by use of agreements where appropriate, or by conditions on planning approvals where necessary.

Stonehenge World Heritage Site

CN24

Development that would adversely affect the archaeological landscape of the Stonehenge World Heritage Site, or the fabric or setting of its monuments, will not be permitted.