Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 18

Suffix:

Property Name:

Address Line 1: Wilcot Green

Address Line 2:

Address Line 3: Wiltshire

Town/city: Wilcot

Postcode: SN9 5NN

Description of site location must be completed if postcode is not known:

Easting (x): 414332

Northing (y): 161150

Description:

Applicant Details

Name/Company

Title

Dr

First name

Peter

Surname

Winskill

Company Name

Address

Address line 1

18 Wilcot

Address line 2

Address line 3

Town/City

Pewsey

County

Country

United Kingdom

Postcode

SN9 5NN

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposal is for the “Replacement and repair of windows and doors”. The existing windows and doors are to be removed or repaired and replaced with new painted timber heritage double-glazed windows, located within the existing structural openings. Specifically, the proposal includes the replacement of the front elevation (ground floor) and side elevation c1970s style windows with multi-paned flush timber casement to be more appropriately detailed for the character and appearance of the cottage. Rear elevation windows will be replaced like for like. Where possible, repairs to windows mentioned in the listed are proposed over replacement.

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

◯ Yes
⊘ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

◯ Yes
⊘ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

To support this applciation we are uploading:

3. Photographs of the current windows and doors
4. Existing elevation plans (NE, NW and SW)
5. Proposed elevation plans (NE, NW and SW)
6. Traditional and like-for-like window specifications
7. Listed cottage window frame technical specifications
8. Report from listed building window renovator

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Windows

Existing materials and finishes:
Painted wood, colour - white.

Proposed materials and finishes:
Painted wood, colour - white.

Type:
External doors

Existing materials and finishes:
Painted wood, colour - white

Proposed materials and finishes:
Painted wood, colour - white

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Additional information can be found in the attached documents:
6. Traditional and like-for-like window specifications
7. Listed cottage window frame technical specifications

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

We have consulted with our neighbours in the adjoining house and with the Parish Council.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2023/00024

Date (must be pre-application submission)

25/04/2023

Details of the pre-application advice received

In relation to your particular cottage and enquiry:
Windows:
Front elevation – ground floor – these later c.1970s stormproof casements could be replaced with multi-paned flush timber casements, with single glazing. Their replacement does not result in the loss of historic fabric, yet their replacement will only be considered acceptable if the replacement units are appropriately detailed for the character and appearance of the cottage. Reinstating flush casements that reference those historic windows on the first floor is likely to be a positive change for the listed building.
First floor – these are historic windows and should be retained in situ, being repaired as required: this could involve splicing in new timber, replacing cills and sections with the same profiling, and replacing any broken glass with new plate glass. These three windows are the only surviving historic windows of the whole pair of semis, which really emphasises the importance of them being retained. I appreciate that you state the repair of these windows is 'not viable', however the importance is the retention of historic fabric and features, where these survive. If they really are beyond repair, a robust justification will be required to confirm why they are beyond repair, to support their replacement. Unfortunately double glazing will not be considered acceptable for any of the windows within the front elevation, for the reasons given above, as this is the most sensitive elevation to change and the resulting visual impact is likely to cause harm to the significance of the designated heritage asset.
Side and rear elevations – these are all later 20th century replacements c.1970s, stormproof windows being typical of this period. As with the ground floor windows above, their replacement does not result in the loss of historic fabric, and their replacement could be considered, subject to appropriately detailed replacement joinery. Most of the windows in the rear elevation, and those within the side elevation, are within the c.1960/70s extensions to the cottage, and although likely to be original to this era, do not positively contribute to the significance of the listed building. Therefore their replacement with sympathetic new joinery, and double glazing could be considered here, as the visual impact on the cottage will be much more limited, to the side and rear elevations. If a more cottage style 'multipane' window unit is being proposed (which I understand is the case from the submitted information) and detailing such as a 'true' glazing bar is being used, this could be a visual improvement to the overall character and appearance of this cottage.
Doors – no details of the proposed replacement doors have been submitted for comment. The doors are relatively modern, and the principle of their replacement is therefore likely to be acceptable, but it will depend on what is being proposed as to the appropriateness of the building as a whole.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Dr

First Name

Peter

Surname

Winskill

Declaration Date

19/06/2023

- [x] Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Peter Winskill

Date

19/06/2023