CASE OFFICER'S REPORT

Application Reference:	**PL/2023/04884**
Date of Inspection:	
Date site notice posted:	**Sent to applicant, photo on file**
Date of press notice:	**29 June 2023, expiry 20 July 2023**
SITE ADDRESS:	**57 St Ann St, Salisbury SP1 2DX**
PROPOSAL:	**Replace windows in ground floor rear extension**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
City Council – no response.

REPRESENTATIONS
Seven responses have been received from members of the public. Four are in support, two object, and one a comment on the council's approach to climate change and historic buildings.

Points raised:
- The windows have no greater impact than those they replace; are a good match
- The presence of properties elsewhere with upvc windows does not justify these
- Material and details are 'wholly inappropriate for listed buildings'
- Work should preserve or enhance the listed building's quality, this is not appropriate choice of material
- Extremely limited visibility of the windows from outside of the site

ASSESSMENT
Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act, and preserving or enhancing the character of CAs by section 72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

The property is a grade II listed as part of a single list entry (from 1972) covering nos 53-69 St Ann St, although 67 and 69 have since been demolished to make way for the ring road.

57 is suggested to date from the late C18, and has been subject to alterations since, most notably a large dormer and flat-roofed single-storeyed extension to the rear in the 1970s. Neither of these elements complements the character of the original building. The extension projects from the rear (north) with its openings facing west into a small paved yard; it has a mineral felt roof and until recently had single-glazed timber windows and doors of stormproof design.

The application has been submitted after the unauthorised replacement of the windows was brought to the council's attention.

The responses from the public raise relevant issues. It is certainly the case that upvc windows are rarely acceptable in listed buildings - the material is not traditional, they have thick double-glazed units (often 24mm or more), and have frames with much chunkier dimensions than historic timber windows. It is important however, to consider the specific impact on the character of the listed building: the windows and doors are all within a modern extension of no architectural or historic interest, and are not visible from the public realm. The whole of the rear of the property has been adversely impacted by the 1970s works and the windows were all of an untraditional

stormproof design. The replacements, as seen in the photograph provided, are very similar in appearance to the earlier windows – they're not identical but so similar that one has to look closely to spot that one of the windows in the photo has not been replaced…only the trickle vents give them away. The windows do not have a relationship with internal historic spaces of the building and therefore have no impact. They are visible, albeit not closely, from the upper floors of a few neighbouring buildings, but in the context of the existing extension, other rear works, and the modern buildings and garages to the north of the site, it is not considered that the replacements have caused any harm.

There would be no worsening of the impact on the setting of the listed buildings to the west of the site.

Due to the invisibility of the windows from the public realm, there is no impact on the CA.

CONCLUSION

It is considered that the works would preserve the character and significance of the listed building and preserve the Salisbury City CA in accordance with sections 16 and 72 of the Act, the NPPF, and CP58.

RECOMMENDATION:

Approve subject to conditions