CASE OFFICER'S REPORT

Application Reference:	PL/2023/07658
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	20 October 2023
Case officer:	Fiona Webb

Site Address:	1 Prospect Square, Westbury, Wiltshire, BA13 3ET
Proposal:	Replacement of 6 existing windows with new double glazed windows. (resubmission of PL/2023/02169)
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that 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.

Site: The site is a Grade II listed building located within Westbury Conservation Area.

Proposal: The proposal seeks the replacement of external windows

Relevant planning history: PL/2023/02169 - Replacement of 6 existing windows with new double glazed windows (withdrawn)

Issues: Impact on significance of listed building, impact on setting of listed buildings, impact on character and appearance of conservation area.

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design & Access Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

The property is a Grade II listed building. The dwellinghouse forms part of a semi-detached pair of listed cottages and is located in an attractive informal square of similar properties.

The proposal seeks to replace six existing timber windows, including the front projecting bay window. All joinery windows sought for replacement are relatively modern in construction. The existing windows are single glazed timber windows and are in a deteriorated condition and some windows cannot open.

The proposal would replace these timber windows with slimlite double glazing in the property.

The windows are largely beyond repair and therefore their replacement is reluctantly necessary. The proposal for double glazing is to use a 14mm section (4/4/4) glazing unit and this would allow the existing frame dimensions to be replicated. It is also proposed to use traditional and functional glazing bars rather than 'stuck on' examples. Consequently the character of the listed building would be minimally affected as the windows would appear to be the same.

The other implication of using double glazing is the double reflection that can be caused that has been held to affect the character of the listed building. However, the use of such slim double glazing would render this effect to only minimal impact.

The existing windows are relatively modern and there would be no loss of historic fabric.

For the above reasons the scheme would result overall in no harm to the listed building.

Summary & conclusion: The NPPF confirms 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). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:
Westbury Town Council – No objection

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Sections 16(2) and 72 of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material and detailing.

Conditions: (2)

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.

2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location & Block Plan – dated 16/09/2023 Existing Front Elevation – dated 16/09/2023 Existing Side Elevation – dated 16/09/2023 Existing Rear Elevation – dated 16/09/2023 Proposed Front Elevation – dated 24/11/2023 Proposed Side Elevation – dated 24/11/2023 Proposed Rear Elevation – dated 24/11/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.