CASE OFFICER'S REPORT

Application Reference:	**PL/2023/10551**
Date of Inspection:	**None in person for this application**
Date site notice posted:	
Date of press notice:	**21 Dec 2023 expiry 11 Jan 2024**
SITE ADDRESS:	**The Parsonage, Wilsford cum Lake SP4 7BL**
PROPOSAL:	**3 replacement windows**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Parish Meeting – no response.

REPRESENTATIONS
None.

ASSESSMENT
The Parsonage is a grade II listed building in the hamlet of Normanton in the Woodford Valley. It is some 150m NE of the boundary of the Wilsford Conservation Area.

Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act. 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 proposal is for the replacement of three windows with new of the same design. The other proposals listed on the application form do not require LBC.

The existing timber windows are known to be modern, two of the three were inserted in replacement of upvc windows in about 2008 to a design incorporating 14mm double-glazing agreed with the council and the other was approved as part of the application for the rear single-storey extension (S/2007/2298, photos on file). These have now failed.

The details have been amended since the original submission and are considered to be acceptable replicas of the existing.

The proposal raises no concerns with regard to the character or significance of the listed building nor the distant CA.

CONCLUSION
It is considered that the works would preserve the character and significance of the listed building and conservation area in accordance with sections 16 & 72 of the Act, the NPPF, and CP58.

RECOMMENDATION:
Approve subject to conditions