Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/09548

Decision Date: 11 April 2024

Applicant:	MR SENIOR 96 Gloucester Road, Malmesbury, Wiltshire, SN16 0AL
Particulars of Development:	Install 4 replacement windows to property.
At:	96 Gloucester Road, Malmesbury, SN16 0AL

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

1 The proposed change of windows given the proposed design and material finish, will result in an incongruous change, further detracting from the character and appearance 96 Gloucester Road a grade II listed building. It will also cause harm to the setting of this listed building as the proposed windows will be visible on approaching to the house from various directions due to the topography of the surrounding area and situation of the building. In addition, the proposal, due to its proximity of other listed buildings and and being within a conservation area, would result in harm to the character and appearance of the Malmesbury Conservation Area and other designated heritage assets. Under the NPPF September 2023, the proposals will cause 'less than substantial harm' and this level of harm will not be offset by public benefits.

The proposals would therefore conflict with the requirements of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; the Wiltshire Core Strategy 2015, Core Policies 57 'Ensuring High Quality Design & Place Shaping' and 58 'Ensuring the Conservation of the Historic Environment' and; and with Central Government policy contained within the National Planning Policy Framework 2023; in particular Chapters 12 and 16.

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a householder planning decision: Overview - GOV.UK (www.gov.uk)).