Wiltshire Council

The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2023/09877

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 LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s);-

Refusal Reason(s): (2)

1 The proposals would not enhance or better reveal the historic and architectural significance of the of the building which is Grade II Listed. The proposal dose not serve to protect or enhance the heritage values of the building and the proposed loss would be sufficient to cause a significant level of harm to the heritage asset in terms of fabric and appearance. The proposal would also cause harm to the setting of the character and appearance of the Conservation Area to the visual prominence within the public realm.

There are no public or development benefits that would outweigh the harm to the listed building, the setting of the Listed Building or the character and appearance in the Conservation Area. The proposal is contrary to National Planning Policy Framework, Core Policies CP57 and CP58, and saved Policies HE1 and HE4, Malmesbury Conservation Area the Planning (Listed Building and Conservations Areas) Act 1990

2 The proposal failed to demonstrate the significance of the existing windows and doors and their openings reveals, or their materials or glazing pattern or form, or examined other options for improving thermal performance of the existing doors and windows to the barn or assessed their condition and as such is contrary to paragraph 200 of the National Planning Policy Framework. The proposals would therefore conflict with the requirements of Sections 16, and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; the Wiltshire Core Strategy 2015, Core Policies 58 ‘Ensuring the Conservation of the Historic Environment’ and 57 ‘Ensuring High Quality Design & Place Shaping’; and with Central Government policy contained within the National Planning Policy Framework 2021; in particular Chapter 16 ‘Conserving and Enhancing the Historic Environment’.

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).