CASE OFFICER'S REPORT

Application Reference:	**PL/2023/11221**
Date of Inspection:	**5 March 2024**
Date site notice posted:	
Date of press notice:	**22 Feb 2024 expiry 14 Mar 2024**
SITE ADDRESS:	**25 West St, Wilton SP2 0DL**
PROPOSAL:	**Replacement windows**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Wilton Town Council – "no objection".

REPRESENTATIONS
None received.

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 of preserving or enhancing the character of conservation areas 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.

25 West St is a grade II listed end-of-terrace property, rendered under a clay tiled roof and dating from around 1800. Although listed on its own, 19-23 are listed in a single entry, and all four form one original construction. 25 appears to have been listed separately due to its pebbledash finish to all elevations, as the others retain their original exposed brickwork, and a slightly incongruous C20 dormer. The list description states that the building is included for its group value in the streetscene. All but one of the buildings to the east to the corner with South St are also grade II listed, as are most of those on the north side of West St facing the site. All are within the Wilton Conservation Area. 11-17 are within a brick and stone wing to the south of 19/21 and are excluded from the listing ('of local interest only'), although all are very clearly of historic interest and contribute to the setting of adjacent listed buildings and the CA.

A brief internal inspection reveals exposed original timbers and a largely unaltered simple historic character.

The proposal has been amended since submission, such that the windows now proposed for replacement are the two modern windows in the west elevation facing into the courtyard of 25A, and the two metal windows on the east side of the rear wing facing the courtyard shared with parts of 21, 23, 11, 13 and 15 West St. The remaining windows, which are all timber, albeit mostly modern, will be retained and repaired as necessary.

The west elevation has two large square centre-pivoted windows, clearly in C20 openings. These are set several metres back from the pavement behind the tall front wall of the neighbour's yard, and cannot be seen in conjunction with any historic detailing. The proposal to use upvc for the replacements is considered to be acceptable in this situation, with the model chosen ('Liniar flush sash') having relatively fine frames and similar appearance to the existing. The benefit of the work in reducing maintenance from the neighbour's land is largely personal but it is considered that they cause no harm to the appearance of the building nor to the character of the rooms they light.

The windows on the east side face into a yard with a number of differing styles – the majority are flush timber casements, although two of three in 25 are mid-C20 Crittall and those in the unlisted 15 are upvc; some have multi-pane glazing, others just horizontal glazing bars, and a couple applied leading.

The proposal is to replace the two Crittall windows with aluminium casements from the Alitherm Heritage range. Photographs and section details provided (the latter on p18 of the brochure) show that the appearance is similar to that of steel windows, although the sections are slightly larger. Replacement with timber would have been preferable but the use of new Crittall would have been difficult to resist, given their presence at the time of listing: the use of something so similar is also considered acceptable.

CONCLUSION

The works would have no impact on the character or significance of the listed building, nor on the setting of its listed neighbours, nor on the CA.

RECOMMENDATION:

Approve subject to conditions