

CASE OFFICER'S REPORT

Application Reference:	PL/2025/08344
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	28 November 2025
Case officer:	Fiona Webb

Site Address:	26 Thurnham Court, Thomas Wyatt Road, Devizes, SN10 5FL
Proposal:	Replacement like for like of sash bedroom window
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. Section 16 requires 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.

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 214-216 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 210 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property forms part of a Grade II listed Building.

Proposal: The proposal is for a replacement like for like of sash bedroom window.

Relevant planning history: K/33069 - Conversion of existing buildings into 154 dwellings, erection of 17 new dwellings, change of use tennis court to car park, demolish existing clinic & erect new nursing home (approved); K/33070/L - Demolition of selected buildings. Alterations, extensions and conversion of existing buildings into 154 dwellings (approved);

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings.

Information considered/provided: Paragraph 207 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 “Heritage 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.

However, paragraph 209 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting: The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic.**

Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest.

Assessment: The property forms part of Roundway Hospital a Former Wiltshire County Asylum, 1849-51 by T H Wyatt.

No 26 Thurnham Court is a mid -terrace property located on one of the wings of the main building overlooking the designated car park for Thurnham Court.

The proposal is for a replacement sash window at first floor in single glazing. The existing sash window is modern and has previously been repaired.

The replacement of the window is necessary as the wood is rotten on the lower panes. The other windows in the property are in good order and they do not require replacement.

The works will not alter or impact the external look of the property or affect the historic nature of the building maintaining the integrity of the building. The window will be a like for like replacement of the existing window, it will be painted the same colour and it will have the same design.

Whilst a trickle vent is proposed in the replacement sash window and would not normally be accepted as a non-traditional feature, the other windows in the same elevation all have trickle vents and the new window design would match the existing.

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 neutral 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:

Devizes Town Council – Devizes Town Council has no objection to this application.

Trust for Devizes - We support this repair, which furthers the objective to conserve the building, its features and setting.

REPRESENTATIONS:

None

RECOMMENDATION:

Consent

REASON FOR GRANTING PERMISSION/CONSENT/REFUSAL:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works, would have no overall detrimental impact on the historic fabric and would be sympathetic to the significance of the designated heritage asset.

Conditions

- 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 Plan – dated 20/10/2025 Title Plan – dated 20/11/2025 Front Elevation – dated 20/10/2025 Window Sections 1 to 2 Scale - dated 20/10/2025 Window Elevation - dated 30/10/2025 Window Section B-B - dated 30/10/2025 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.

- 3 The replacement window hereby approved shall be provided with a painted finish within 3 months of their installation and maintained as such.

REASON: To preserve the special interest of the listed building, its appearance and setting.