

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/08749
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Bridge House, 68 High Street, Cricklade, Swindon, SN6 6DA
DESCRIPTION OF WORKS:	Installation of secondary glazing, slimline double glazing to a rear unit, replacement lintel and gutter.
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

No. 68 (also known as 'Bridge House'), is a modest 17th/18th century two storey and attic town house located on a corner plot with principal 3 bay elevation on High Street and returning with 1 bay to North Wall. Built in limestone rubble with ashlar flush quoins and stone slate hipped roof with two hipped dormers to High Street and one on North Wall.

The elevations onto the streets retaining traditional margin-glazed sash windows. The property has orthostatic wall to the north small, enclosed side garden.

The property is located to the North end of the High Street at its junction with North Wall and in Cricklade Conservation Area

PROPOSAL

Installation of secondary glazing, slimline double glazing to a rear unit, replacement lintel and gutter.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/03/00361/LBC - Listed building consent Decision - Approved Date: 10/4/2003 – ERECTION OF NEW STREET NAME PLATE
14/10980/FUL - Full planning permission Decision - Approve with Conditions Date: 21/7/2015 – Single Storey Rear Extension & Loft Conversion.
14/11038/LBC - Listed building consent Decision - Approve with Conditions Date: 21/7/2015 – Single Storey Rear Extension & Loft Conversion.
16/00241/FUL - Full planning permission Decision - Approve with Conditions Date: 30/3/2016 – Repairs on a Wooden Outbuilding
N/13/00608/FUL - Full planning permission Decision - Approve with Conditions Date: 26/6/2013 – Cotswold Stone Roof Renovation to Rear of Numbers 68 & 69 High Street
18/08379/LBC - Listed building consent Decision - Approve with Conditions Date: 12/11/2018 – Re decorate the timber front door and windows on the North and East-facing elevations of 68 High St Cricklade.

PL/2023/08219 - Listed Building Discharge of Condition Decision - Approve Date: 27/11/2023 – Discharge of Conditions 1,2 & 3 relating to application PL/2023/03300 (Maintenance of dry stone garden wall)
N/13/00609/LBC - Listed building consent Decision - Approve with Conditions Date: 26/6/2013 – Cotswold Stone Roof Renovation to Rear of Numbers 68 & 69 High Street
PL/2023/03300 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 3/7/2023 – Maintenance of dry stone garden wall
PL/2025/08749 - Listed building consent (Alt/Ext) – Installation of secondary glazing, slimline double glazing to a rear unit, replacement lintel and gutter.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)' encourages the retention of windows that contribute to the significance of listed buildings but sets out their approach to the alteration/replacement of windows where this is acceptable in principle:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.
5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

- Core Policy 58 '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."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Cricklade Town Council decided a No Objection under delegation at the 17.11.25 PCT meeting

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

No representations were received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

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.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined 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.”

The significance of the No.68 High Street Cricklade is evidenced in the list description, and it has a combination of historic fabric and vernacular architectural interest, the setting of the neighbouring listed buildings and the use and the architectural interest of the building makes a positive contribution to the Cricklade Conservation Area.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposed works are looking to improve energy efficiency, reduce road noise and security through installing secondary glazing to the existing sliding sash window with margins to the front elevations. These windows are set toward the front of the reveals and provide adequate reveals to install the secondary glazing units.

The other alterations to the High Street (east) elevation include replacing the cast iron downpipe to the left hand corner and the existing exposed timber lintel to the ground floor left hand window.

At the rear of the property the west elevation to the first floor is a three light traditional timber casement where it will be proposed to replace the single glazing with slim double-glazed units.

The proposal are considered to have a neutral impact on the significance of the building and have the benefit of offering benefits of preservation of the existing sash windows to High Street and North Wall and rear casement windows at first floor while improving their thermal performance. The other works of renewal of fabric in matching materials and appearance is good maintenance to preserve the condition and function of the existing building fabric.

The works will also preserve the character and appearance of the Conservation Area.

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 overall impact of the proposals on heritage assets will be neutral impact on the significance of the building and have the benefit of offering benefits of preservation of the existing sash windows to High Street and North Wall and rear casement windows at first floor while improving their thermal performance.

The other works of renewal of fabric in matching materials and appearance is good maintenance to preserve the condition and function of the existing building fabric.

On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to standard conditions for 3 year Listed Building Consent and the Approved Plans List.