

Our Ref: 231116/P1

5 February 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Replacement windows

At: Buckleaze Farm, Buckleaze Lane, Pewsey Wiltshire SN9 5NY

PP-14380808

Fowler Architecture & Planning Ltd has been instructed by Mr S Sadler ('the Applicant') to submit a Listed Building Consent application to Wiltshire Council for the above development at Buckleaze Farm, Pewsey.

The application has been submitted via email and comprises:

- Completed pre-application form;
- Drawing No. 231116-101: Location & Site Plan;
- Drawing No. 231116-102: Window Schedule;
- Drawing No. MFbuckleazeGF: Existing Ground Floor Plan;
- Drawing No. MFbuckleazeFF: Existing First Floor Plan;
- Drawing No. MFbuckleazeSF: Existing Second Floor Plan;
- Drawing No. MFbuckleazeRP: Existing Roof Plan;
- Drawing No. MFbuckleazeEL: Existing Elevations;
- Drawing No. MFbuckleazeTOPO: Topographical Survey;
- Covering Letter by Fowlers (see below); and
- Heritage Statement by Forum Heritage Services.

1. Site and Surroundings

The application site ('the site') is located on the outskirts of Pewsey – sited to the north of the built-up village. The site comprises the existing dwelling of Buckleaze Farm, garage, outbuildings, barns and established residential curtilage.

To the north, east and west of the site lies additional land within the applicant's ownership. To the south of the site lies Buckleaze Lane, and beyond that lies the railway line – running a regular service between London Paddington and Penzance. The River Avon runs along the south-eastern boundary of the site.

The site is accessed off the A345 via a private drive leading directly to the site.

Buckleaze Farm is a Grade II listed building, added to the statutory list on the 4 June 1952. The Natural England official list entry states:

Farmhouse. Late C17-early C18. Diaper brick, duchess slate-roof. Two storeys and attics. Five x 2 bays. Central C19 six-panel door with 2-light overlight, C19 timber cross windows replacing earlier windows with gauged brick lintels. Three course plat band. Side windows have segmental arches. Two hipped leaded dormers and 2 tall panelled brick stacks, one with datestone of 1689.

The site is located within fluvial Flood Zones 1 & 2, with low chance of surface water flooding, and within the North Wessex Downs National Landscape. The site is not known to be subject to any other particular constraints.

2. Planning History

ENQ /2025/00169	03.04.2025	Pre-Application Enquiry for the erection of single-storey extension, new slate roof to match existing and replacement windows.	Response received
E/10/1066/FUL	29.09.2010	Erection of two no. holiday let buildings, cartshed and a 1.5 metre wall and fence.	Approved
K/57745/LBC	15.01.2008	Extensive repair works to granary, including re-roofing, repair of decayed structural members and plaster repair	Approved
K/55484/LBC	03.01.2007	Installation of woodburning stove and construction of flue.	Approved
K/52067/LBC	25.05.2005	Demolition of existing barn and reconstruction of barn to be used as a residential ancillary facility to farm house (renewal of K/39418/L)	Approved
K/51610/F	16.03.2005	Demolition of existing barn, replacement of barn to form ancillary facility to Buckleaze Farm House (Grade II Listed)	Approved
K/39418/L	24.07.2000	Demolition of existing barn and reconstruction of barn to be used as a residential ancillary facility to farm house.	Approved
K/35201	05.02.1998	Demolition of existing barn, replacement of barn to form ancillary facility to Buckleaze Farm House	Approved
K/35197/L	05.02.1998	Demolition of existing barn, replacement of	Approved

		barn to form ancillary facility to Buckleaze Farm House.	
K/32724	08.05.1996	Excavation in connection with installation of a replacement septic tank and construction of a retaining wall.	Approved
K/86/0387	06.06.1986	Garage and Utility room	Approved
K/86/0388	06.06.1986	Garage and Utility room	Approved

3. Proposed Development

This listed building consent seeks approval for the following development at Buckleaze Farm: *'Replacement windows'*.

It is proposed to replace all but one window (first floor) on the existing dwelling of Buckleaze Farm. The windows are in poor condition and in need of replacement.

All new windows will be purpose made painted wrought hardwood casement windows to match existing with heritage style slimlite glazing.

4. Planning Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan 2011 (LP)** adopted June 2004.

The following CS policies are relevant to the determination of this application:

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP18: Spatial Strategy for the Pewsey Community Area
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment

The Government's policies are within the **National Planning Policy Framework** (the Framework) revised December 2024, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development

is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Appraisal

Core Policy 57 of the CS states *'a high standard 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 though drawing on the local context and being complementary to the locality'*.

CP58 is concerned with the conservation of the historic environment. The policy states *'development should protect, conserve and where possible enhance the historic environment'*. Designated heritage assets and their settings will be conserved, and where possible enhanced in a manner appropriate to their significance.

The proposed window replacements are considered to be sensitive in nature, and respect the historic fabric of the Grade II listed dwelling. The proposed replacement windows will be of a sensitive material to ensure they are sympathetic to the listed building and reflect the existing situation. It is only proposed to replace the windows within the existing openings, and no changes are proposed to the size/scale of the existing openings. The replacement windows will comprise slimlite glazing – which is sensitive in heritage terms and will allow the existing dwelling to be more sustainable in terms of carbon efficiency.

The proposed alterations are small scale and will not alter the character of the dwelling, nor will the proposal result in a significant loss of historic fabric.

- Whilst the principal elevations retain historic brickwork, chimneys and roof form, the fenestration has undergone substantial and piecemeal alterations over time. The Historic England listing description itself records that the original windows had already been replaced by C19 timber cross windows – indicating that fenestration change has long formed part of the building's evolution.
- A detailed assessment has been undertaken by Forum Heritage Services which demonstrates that the majority of existing windows are of limited or neutral heritage value and make no positive contribution to the special interest of the listed building.
- All existing window openings are to be retained, and the use of purpose-made painted timber casement windows reflect the traditional materials and detailing of the farmhouse.
- Given the limited heritage value of the existing windows, the replacements will result in no harm to the significance of the listed building, and will result in heritage enhancement, by:
 - Replacing visually discordant modern and plastic windows with traditionally detailed timber windows;
 - Introducing consistency of material and finish across the elevations while respecting the buildings historically evolved character;
 - Improving the legibility of the farmhouse as a historic building by removing poor-quality late 20th century alterations; and

- Ensuring that historic openings are preserved and not enlarged or rationalised.
- The proposed works ensure the long term conservation of the listed building through improved thermal efficiency, and reducing condensation risk.
- Due to the location of the dwelling, Buckleaze Farm benefits from very limited intervisibility, and so the proposed development will not have an adverse impact upon the external appearance or character of the building and thus will not cause harm to the designated heritage asset or impact upon the setting of the listed house.
- The window replacement will not impact on the ability to understand the significance of the listed building, or to understand the significance and importance of its setting.

Based on the above, this application proposal is considered to comply with the specific requirements and criteria set out under Policy CP58, and does not cause any harm to the designated heritage asset. As such accords with both the Framework and the relevant development plan policy.

6. Conclusion

The application site is large enough to comfortably accommodate the replacement windows, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting of the listed building. The proposed windows are considered to be sympathetic to the historic nature of the existing building, having been designed to be sensitive which allows the long-term conservation and retention of the listed building. There are no immediate neighbours that could be affected by the development through overlooking, loss of privacy or overbearing nature.

The scheme therefore accords with Policies CP57 and CP58.

I trust that the enclosed information is sufficient for this pre-application enquiry to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients