

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09230
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	BEWLEY COTTAGE, 7 BOWDEN HILL, LACOCK, CHIPPENHAM, SN15 2PW
DESCRIPTION OF WORKS:	Addition of a new window to Bathroom 1. Covering of the porch with natural stone tiles instead of thatch.
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

Bewley Cottage is a house converted from a row of 18th century cottages. It has been later extended with a two storey extension at the west end and a single storey lean to kitchen extension at the east end. It is a storey and half cottage built in rubble stone painted and has a half-hipped roof and three ridge stacks. The upper floor windows are in eyebrows opening the thatch above the eaves level.

The ground floor front (north) elevation onto the south side of Bowden Hill has a pair of two light cyma moulded mullion windows, a pair of 2 light beaded mullion windows, 20th century two and single light casements windows and a projecting thatched porch. The rear south elevation has four eyebrow casement windows to first floor and two ground floor beaded mullion windows.

The property has suffered a thatch roof fire in July 2025. This left that building without a roof and extensive damage to the roof structure and internal first floor. Since November the building has a temporary scaffold roof cover to protect it but has suffered a considerable water ingress prior to this both from the fire service and the weather. The ground floor was preserved including architectural features with chamfered cross beams and stone inglenook fireplace and mullion windows. The roof structure and thatch were replaced in 1996 following a previous thatch fire which includes a new oak roof with raised collar trusses and purlins.

The property is located in Bewley Common a linear hamlet and the property is in a loose group of dwellings either side of the Bowden Hill with The Bell Public House on the Wharf, Lacock about 400m to the west and of St Annes Church and Rising Sun Public House higher up Bowden Hill about 600 - 700 m west. Bewley Cottage is in the Bowden Hill Conservation Area.

PROPOSAL

Addition of a new window to Bathroom 1 covering of the porch with natural stone tiles instead of thatch.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/99/01041/FUL - Full planning permission Decision - Unknown Date: 11/6/1999 – ALTERATIONS TO ACCESS AND ERECTION OF PORCH

N/99/01042/LBC - Listed building consent Decision - Unknown Date: 11/6/1999 – ALTERATIONS TO ACCESS AND ERECTION OF PORCH
14/08045/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 24/9/2014 – Fell 11 Leylandii, 2 Prunus and 1 Hawthorn.
N/99/02291/TCA - Work to Trees in a Cons Area Decision - Unknown Date: 15/11/1999 – TREE FELLING/TREE SURGERY
N/11/03810/TCA - Work to Trees in a Cons Area Decision - Approved Date: 6/1/2012 – Fell Three Conifers and Removal of Conifer Hedge
N/87/02202/OUT - Outline Planning Decision - Refused Date: 19/10/1987 – OUTLINE APPLICATION FOR DETACHED DWELLING
20/10172/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 19/1/2021 – Fell 1 Acacia Tree (T1) 2 Metre Reduction to 10 Lime Trees (G2)
20/07015/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 20/1/2021 – Fell 1 Conifer (T1)
17/09114/FUL - Full planning permission Decision - Refused Date: 14/11/2017 – Demolition and replacement of an existing garage with a garage annexe
PL/2025/08665 - Listed building consent (Alt/Ext) – Fire damage repairs
PL/2025/09301 - Dead Die and Dangerous Decision - No Objection Date: 26/11/2025 – Remove fire damaged trees - Two Silver Birch and a number of Beech and Leylandii plants.
16/11088/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 6/12/2016 – New Dwelling on Infill Site Replacing Existing Structures
17/06047/FUL - Full planning permission Decision - Withdrawn Date: 24/8/2017 – Demolition and Replacement of Existing Garage with Garage & Annex Above. Replacement Pedestrian and Driveway Gates and Associated Works.
ENQ/2024/01770 - Pre-Application enquiry Decision - Pre-App Response Date: 1/5/2025 – ERECTION OF 3 DWELLINGS AND ASSOCIATED WORKS
N/04/02422/FUL - Full planning permission Decision - Approve with Conditions Date: 4/10/2004 – EXTENSION
N/10/04431/FUL - Full planning permission Decision - Approve with Conditions Date: 1/2/2011 – Erection of Porch
PL/2025/09230 - Listed building consent (Alt/Ext) – Addition of a new window to Bathroom 1. Covering of the porch with natural stone tiles instead of thatch.
ENF/2022/00648 - Alleged breach of Condition 02 of 17/09114/FUL relating to timber gates to be retained - BEWLEY COTTAGE, 7 BOWDEN HILL, LACOCK, CHIPPENHAM, SN15 2PW – Addition of a new window to Bathroom 1. Covering of the porch with natural stone tiles instead of thatch.
ENF/2025/01051 - Fire damage to Grade II listed property - Bewley Cottage, 7 Bowden Hill, Lacock SN15 2PW – Addition of a new window to Bathroom 1. Covering of the porch with natural stone tiles instead of thatch.

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 also 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

Lacock Parish Council At the meeting held on 8 Dec 2025, Lacock Parish Council's decision was to Support this Application.

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.

The application includes Design and Access Statement, Existing and Proposed Elevations, Existing and Proposed Floor Plans.

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.”

In this case the significance of Bewley Cottage is evidenced in the list description, and it has a combination of historic fabric and vernacular architectural interest, and the building makes a positive contribution to the Bowden Hill 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.

There is a recent application Listed Building Consent 2025/08665 – for the reinstatement of the cottage following the fire damage repairs.

This application relates to minor alterations to the cottage to occur during the approved works to reinstate of the cottage. These are for a new window to the first-floor bathroom and to replace the roof covering of the probable 19th century lean to porch from thatch to natural stone tiles laid in diminishing courses.

The proposed new casement window is for the first-floor bathroom No. 1 to the east end of the cottage on the north elevation fronting Bowden Hill, which has not had any natural light. A new window would provide this and additional ventilation. It is proposed as a replica of the existing first floor bathroom No. 2 window (W9) at the west end of the cottage.

The proposal will add an additional small two light casement window in an eyebrow in the new thatch roof to the north (front) elevation onto Bowden Hill. The works will be integrated into the all-new roof structure and thatching following the recent fire damage to the property.

The visual change to the north elevation through the introduction of this flush fitting casement to match the existing casement window at the east end of the same elevation WF9 will introduce a level of asymmetry to the openings but this would not appear discordant or harmful and is considered to have a neutral impact on significant fabric and in context with the existing range of first floor eyebrow windows to the property that will be reinstated as previously during the works.

The window details including vertical and horizontal section details at large scale have been provided in the application.

The recladding of the 19th century lean-to porch roof to the north elevation from thatch to stone tiles is justified as the weathering and rainwater erosion of the thatch from the main roof is

evidence to significantly reduce the lifespan of the lean to thatch roof. The impact is neutral on significance.

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. 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 the standard 3 year Listed Building and the Approved Plans list condition.