

Our Ref: ST/250127/P2

5 February 2026

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



BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990

Listed Buildings and Conservation Areas Act 1990

Proposal: Repair and replacement of existing windows.

At: Rainscombe House, Rainscombe Park, Oare, Wiltshire SN8 4HZ

PP-14663572

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs M Hiscox to submit a Listed Building Consent application to Wiltshire Council for the above development at Rainscombe House, Oare.

This application has been submitted via the planning portal and comprises:

- Completed application form and certificates;
- Drawing No. 250127-01: Location Plan;
- Drawing No. 250127-02: Site Plan;
- Drawing No. 250127-04: Existing Elevations;
- Drawing No. 250127-11: Existing Elevations with window/door reference;
- Covering Letter by Fowlers (see below);
- Heritage Statement by Forum Heritage Services;
- Window/Door Schedule Photographs; and
- Window/Door Schedule by Acorn Builders Pewsey.

1. Site and surroundings

Rainscombe House is located to the north of the village of Oare, Wiltshire. The application site comprises the existing dwelling of Rainscombe House, associated outbuildings and established residential curtilage. The site is part of the wider Rainscombe Park Estate.

The application site is located approximately 2.2 miles north of Pewsey and 3.8 miles south-west of Marlborough.

Rainscombe Farm is located to the south-west of the site. The site is otherwise surrounded by the Rainscombe Park Estate.

Rainscombe House is Grade II listed, designated on the 4 June 1952. The Historic England list entry is as follows:

House. c1810, by T. Baldwin of Bath. Roman cement on brick, with slate roof. Two storeys, attic and cellars, 5 x 3 bays. Garden front has portico with paired Ionic columns and wide glazed entrance. Central bay has flanking niches and is raised with a cornice. Facade also has slightly raised ends also with niches. Basement rusticated below ground floor windows. Twelve-paned sashes, but 8-paned to centre of first floor which has fascia and cornice. Moulded eaves and double hipped roofs with flat roofed dormers. Side elevation has central entrance with flanking pilasters from C20 portico; now removed. Interior has large hall leading to stair at rear, and flanking reception rooms.

Rainscombe House is accessed by a private access drive, directly off Oare Hill – to the west of the site.

The site is located within the North Wessex Downs National Landscape and Fluvial Flood zone 1 - with low chance of flooding. The site is otherwise unconstrained and unaffected by any other designation.

2. Planning History

K/77/0751 - Conversion of stable wing into living accommodation. Approved 07.02.1979.

PL/2025/06956 - Repair and replacement of existing windows. Replacement cupola. Withdrawn 14.10.2025.

The above pre-application enquiry was withdrawn due to heritage concerns regarding the replacement cupola and further information required regarding the windows. The officer confirmed that the refurbishment of the windows could be supported, but required a heritage assessment and justification of the works.

The application was subsequently withdrawn, split into two separate elements (windows and cupola replacement) and now resubmitted.

3. Proposed Development

This planning application seeks permission for the *'Repair and replacement of existing windows'* at Rainscombe House.

It is proposed to repair a number of windows at Rainscombe House. The majority of the works will be focused to the first floor of the dwelling – with only two repairs proposed to the ground floor of the south and west elevations.

The full details of the repairs are outlined in the accompanying Window & Door Schedule – which should be read in conjunction with the submitted plans, photographs and heritage statement.

REPLACEMENT WINDOWS/DOORS	North Elevation	East Elevation	South Elevation	West Elevation
Ground Floor	-	-	-	WG12
First Floor	-	-	WF12	WF05 WF06
Second Floor	-	CU01	-	-

WINDOW/DOOR REPAIRS AND/OR DECORATION	North Elevation	East Elevation	South Elevation	West Elevation
Ground Floor	-	-	DG08	-
First Floor	WF01 WF02 WF03 WF04	WF13 WF14 WF15 WF16 WF17 WF18 WF19 WF20	WF10 WF11	WF07 WF08 WF09
Second Floor	-	-	-	-

4. Planning Policy

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; and local finance considerations, as 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 regards 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 includes 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 Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024 that describes 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 Analysis

Policy CP57 ensures high quality design and place shaping, stating *'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'*.

Policy CP58 ensures the conservation of the historic environment, stating: *'development should protect, conserve and where possible enhance the historic environment'*.

The proposed window repairs are considered to be sensitive in nature, and respects the historic fabric of the Grade II listed dwelling. During the course of withdrawn application PL/2025/06956 the officer confirmed that the refurbishment of the windows could be supported provided further information was submitted outlining the heritage justification for the works.

The proposed development comprises the repair of a number of windows on the existing dwelling. It is considered that the principle of development is acceptable, provided it accords with the other plan policies.

The repair of the existing windows will be wholly acceptable and take note of the Historic England Guidance, ensuring the repairs are consistent with the existing dwelling and the significance of the listed building.

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. A Heritage Statement has been prepared by Forum Heritage Services in support of the application. The report confirms the following:

- Rainscombe House is a fine early 19th century country house which retains some good interiors. Few original windows with hollow and astragal mouldings to the glazing bars survive, with the remainder of the windows being mainly of late 19th century date or modern replacements.
- The majority of the works to the windows are refurbishment, retaining the windows whilst undertaking minor repairs, addition of draft proofing strips and redecoration. These works do not require listed building consent.
- A small number of windows are in a condition whereby a greater level of repair or replacement is proposed, as described in this report.
- The modern window of WF05 and the modern lower sash of WF06 are to be replaced with new hardwood frames. The fabric of these modern window elements

is not of significance, and they are in a condition that does not warrant repair economically or on heritage grounds. Their replacement with new joinery of appropriate detailing will not harm the aesthetic qualities of the listed building.

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 window repairs, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting 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 planning application 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