

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/08435
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	1 Queen Anne Cottages, Manor Farm Lane, Patney, Devizes, SN10 3RA
DESCRIPTION OF WORKS:	To Change 3No windows on the south Elevation.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

No.1 Queen Anne Cottages is a grade II listed building dating from the late 17th century. Built of brick, with stone dressings under a slate roof, this former farmhouse is quite unusual in this small rural hamlet in its use of materials with higher-status detailing with stone quoins and mullioned windows. It has been subdivided into two dwellings, and it existed as such prior to it being added to the statutory list in 1987. The main elevations have all been altered, the front elevation re-fenestrated at ground floor level and the first-floor stone mullions either blocked or transoms removed, and a 19th century porch added over the stone doorcase. The south elevation, which is subject of the application, has also been altered, the first-floor mullion window having been blocked, and two later openings created, one at ground floor level and one on the first floor. To the rear is a 19th century wing, which forms a separate dwelling (No.2 Queen Anne Cottages), which has had various accretions and alterations to it throughout the 20th and 21st centuries.

The list entry, for means of identification purposes only, provides the following description:

Farmhouse (Home Farm), now 2 cottages. Late C17-early C18 and c1910. Brick with stone dressings, slate roof. Two storeys and cellar, 5 bays, with rear wing of 4 bays on left forming separate dwelling. Central stair hall with flanking reception rooms and kitchen to rear. Glazed entrance door in bolection moulded stone doorcase, part obscured by C19 brick and stone tiled porch, the brick shaped as paired demi-columns supporting round arch. Stone water sill and string course, and flush stone quoins. Stone cross mullioned windows to both floors and to right return gable, altered, the end windows blocked, centre windows with transoms removed, and paned glazing inserted. Ground floor windows totally altered in C20. Two stone-mullioned cellar windows, also blocked. Roof hipped, with minimal eaves. Wing to rear-mid C20 with glazed door and canopy, and metal windows. Six iron disc terminals to tie bars. Internally, deep chamfered spine beam to right, cross beam to left room. Roof trusses irregularly spaced.

PROPOSAL

Replacement of 3No windows on the South elevation.

RELEVANT PLANNING HISTORY

Proposal / Summary
E/2012/0775/LBC - Listed building consent Decision - Approve with Conditions Date: 8/8/2012 – To replace a small number of fire damaged timbers to the existing roof and

floor structure on a like-for-like basis whilst replacing the over clad modern roof structure to approx a third of the roof area to give structural strengthening

E/2012/1518/LBC - Listed building consent Decision - Approve with Conditions Date: 7/2/2013 – Replacement of whole roof structure and a small number of floor joists due to fire damage and severe timber decay

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.

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.

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.

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

Patney Parish Council – no objections.

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.

Below is a summary of the representations 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.

- None received.

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 is accompanied by the following:

- Heritage Statement – although the inclusion of this document fulfils the validation requirements, the statement is little more than the reproduction of the list description.
- Design & Access Statement – this statement contains slightly more information on the age and condition of the windows, and is the assessment that would usually be expected within the Heritage Statement, but it is of benefit to the application to provide an understanding of the significance of the windows within the designated heritage asset.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

The submitted information at first appears to be rather thin on the ground in terms of assessment, however in examining the windows, it is agreed that the windows are later replacements and of little or no significance to the designated heritage asset as a whole. The NPPF makes it clear that assessment by an application should be proportionate, and in this instance, the information provided, when combined with the LPA's own assessment, is considered to be adequate.

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."

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.

- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its architectural form, materials and detailing, along with its historical association and relationship with the local area and hierarchy of buildings that form the architectural character of this rural hamlet. Due to its use of materials and architectural detailing, it has a more formal presence along this rural lane, although of lower status than Manor Farm over the road from this site, which is expected.

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 proposals are for the replacement of three windows on the south elevation. Two windows are on the main listed building, the third is to a dormer window, which is in a later 20th century lean-to catslide addition infilling a corner that was created between the rear elevation of the 17th century building and the 19th century wing.

The windows are identified as follows (on annotated photographs):

- Window 1 – GF flush multi-pane casement. Window opening is later, c. mid-20th century, with brick soldier course lintel and tiled cill. The timber window is not particular historic, appearing to date from the 1970/80s.
- Window 2 – FF – joinery as above, in later opening, possibly mid-20th century, with no decorative detail.
- Window 3 – timber casement to later 20th century dormer. Note neighbour (RHS dormer) has UPVC.

Whilst the windows are all later replacements, their style is considered appropriate for the building, being traditional flush casements. No alterations to the window styles are being proposed.

All three windows are in a poor state of repair, with W3 being the worst (due to restricted access for regular maintenance). Whilst repair of existing windows should be the first consideration, as

the windows have no significance as historic features, their loss will not cause harm through the loss of historic fabric. The replacement joinery is confirmed (via submitted joinery details) to be single-glazed replicas of the existing units: this will reinstate copies of the existing i.e. not alter the visual appearance of the elevations, and therefore no visual harm will result from the replacement joinery.

The replacement of the windows will ensure the building remains weathertight, which improves its energy efficiency.

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).

The replacement windows will not result in the loss of significant historic fabric or features that positively contribute to the building's overall significance. The new joinery will be matching copies of the existing, which are appropriately styled traditional timber flush casements. Therefore the impact of the proposals on overall significance will be relatively neutral whilst improving energy efficiency, and the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

- Standard time limit.
- Approved plans.
- Timber windows to be provided with a painted finish within 3 months of their installation, and maintained as such.