

# APPLICATION FOR LISTED BUILDING CONSENT

## OFFICER DELGATED REPORT

|                        |                                        |
|------------------------|----------------------------------------|
| APPLICATION REFERENCE: | PL/2025/09828                          |
| APPLICATION TYPE:      | Listed building consent (Alt/Ext)      |
| SITE ADDRESS:          | Yeomans, Easton Royal, Pewsey, SN9 5LZ |
| DESCRIPTION OF WORKS:  | Replacement Windows                    |
| RECOMMENDATION:        | Approve with Conditions                |

### SITE DESCRIPTION/CONTEXT

Yeomans is a grade II listed building dating from the 17<sup>th</sup> century. Originally built as a two-storey house (as opposed to a cottage with inserted first floor), it is a timber framed and brick building under a traditional thatched roof. The building has quite a formal frontage with gabled dormers with canted and box bay windows, and with the raised land level, it is quite a prominent building within the Easton Royal Conservation Area.

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

*House. C17, altered in C19. Timber framed and brick, thatched roof. Single storey and attic, 2 bays, with narrow brick extension to south extended to rear as wing. Central 6-panelled door in timber porch. Canted bay windows to ground floor, rising to square bays on first floor with framed gables. Dormer to left end. Framing 2 panels high on brick sills, with reverse curved corner braces. Framing altered in C19 and C19 framed gable added to right. Interior has stop chamfered spine beam to left room and large stack, the fireplace being blocked. Stack removed from rear wall of right bay. Timber framed partition to left of entrance stair lobby.*

### PROPOSAL

Replacement of front elevation bay windows to ground and first floor.

### RELEVANT PLANNING HISTORY

None.

### 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**

Easton Royal 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.

- 'Window condition report': whilst this report has been submitted as the Design, Access and Heritage Statement, it is solely a condition report of the windows proposed for replacement. It does date the windows, but it does not include an impact assessment of the proposals against the significance of the designated heritage asset. The condition report is exactly the type of information required to support an application for replacement of windows, but the submission has not attempted to understand the significance of the heritage asset, and this should have been done as a minimum to conform with the requirements of the NPPF. However, as the LPA can also make its own assessment (see below), this has not been requested from the Agent in this instance.

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.

It is agreed with the conclusions in the report that the windows are 20<sup>th</sup> century and are in extremely poor condition, with rotten sections and glazing bars, the lower parts of all windows having fared worst, which is usually expected. With signs of extensive repair with filler, their repair would lose a lot of existing fabric. Rot has set in particularly where timber is resting on the flat roofed lead section above the canted bay, and has suffered from long-term water run-off from the eaves of the thatched roof.

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 qualities as a vernacular building, of traditional timber frame and brick construction under a traditional thatched

roof, all of which are characteristic of the local historic buildings that positively contribute to the conservation area. Its architectural form and materials are key elements of the building's significance as a designated heritage asset, originally dating from the 17<sup>th</sup> century. Its physical presence is quite imposing within the conservation area, heightened by its situation on raised ground levels and strong architectural features on the front elevation, namely the thatched gable dormer and bay windows.

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 complete replacement of the front elevation bay windows – these are a pair of bay windows rising to both floors, with canted bays on the ground floor, and box bays on the first floor. Due to the different types of bay window, the upstands of the FF windows stand on the flat lead-covered roofs of the GF canted bays. When combined with the overhang of the thatch dripping onto the flat roof sections, it is no real surprise that the condition of the timber has deteriorated to the point it is rotten and requires replacing. The timber standing on the lead, which collects and holds standing water, are prime conditions to increase deterioration by prolonging the presence of water due to poor run off and lack of guttering (the latter being quite normal for a thatched roof).

The bay windows are 19<sup>th</sup> century alterations to the front elevation, which have introduced Victorian features to a traditional thatched house, and unfortunately introduced a problem that would not have existed had there not been any projecting bays underneath the 'drip zone' of the thatched eaves. Whilst the bays are a 19<sup>th</sup> century addition, the joinery itself is 20<sup>th</sup> century, having already been replaced, although the style of joinery is considered to be the original for this architectural feature. The glazing bar detail is not traditional for a 19<sup>th</sup> century window, being a 'blunt' triangular shape – as this is not a traditional profile for a glazing bar it provides evidence that the original windows have been replaced, and the glazing bar detail was not replicated.

Considering the age of the windows i.e. 20<sup>th</sup> century and not the original, combined with the extremely poor condition of the windows (with evidence of multiple past repairs and copious filler), it is agreed that the windows are beyond their serviceable life and beyond repair. Their replacement, therefore, will not cause harm through the loss of historic fabric.

The consideration of the acceptability of the replacements will be down to the detailing of the new windows: the proposed replacement joinery will update the glazing from single glazing to slim double glazed units (14mm), which are to be fitted with a true glazing bar of 19mm, fitted into flush fitting timber casements to match the existing style and opening elements. Due to their age, current HE guidance would support the introduction of slim line double glazed units where the incorporation of thicker glazing panes would not alter (increase) the dimensions of the joinery so that the proportions and ratio of the timber:glass is not altered to the point that the distorted proportions have a visual impact on the designated heritage asset and cause harm to its significance.

On balance, with the age and condition of the existing windows, combined with their detailing i.e. 'blunt' triangular glazing bars, there is scope to accommodate a slim line glazed unit (12mm) without changing the dimensions of the joinery or affect its special interest as a result. The NPPF supports changes to increase energy efficiency in buildings, and Historic England supports its use when significance is not harmed.

As the windows are not considered to contain significant historic fabric, there is no concern over the principle of their replacement in this instance, as there is no harm due to the loss of historic features. The proposed glazing bar detail and frame details are very similar to the existing joinery, to the point that any deviation is considered marginal and would not affect the building's visual qualities. In relation to the use of slim double glazing, this is generally supported as the glazing is within individual units (as opposed to a single pane per light with spacers), and no historic joinery or glazing is being sacrificed for the alteration: harm is therefore considered negligible in this instance.

## **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 overriding consideration is the principle of the replacement of the existing windows, and current guidance supports this change when later, more modern joinery and historic fabric is not being lost. The introduction of slim double-glazed units is also supported in Historic England's guidance, where no other harm to the building is caused i.e. the loss of fabric or significant alteration of dimensions to accommodate the extra width and weight of the glass.

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
- Section to confirm profile detailing of FF window and upstand
- Painted finish