



The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2025/08179

Decision Date: 16/02/2026

Applicant:	Robert Collins 12 West End, Westbury, BA13 3JF
Particulars of Development:	Replace the existing gloss white wooden windows which are beyond economical repair by substituting with upvc box sash windows on front elevation
At:	12 West End, Westbury, BA13 3JF

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s):-

Refusal Reason

- 1 The proposal works would harm the character and significance of the listed building via the loss of historic fabric in the form of the front elevation windows. No objective justification has been provided that demonstrates that the windows are beyond their useful life or that the objectives for increasing thermal efficiency could not be achieved in an alternative way which avoids harm to the buildings' significance in line with the NPPF requirements. The harm, although less than substantial, is therefore not outweighed by any public benefits, including securing the heritage asset's optimum viable use. The proposal is contrary to Section 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; chapter 16 of the NPPF (paras 212, 213 and 215) and policy CP58 of the Wiltshire Core Strategy (Adopted January 2015).

1. WM13 - Information Considered:

Location Plan – dated 4/12/2025

Existing Site Plan - dated 4/12/2025

Existing/Proposed Elevations - dated 4/12/2025

Window quote with sizes and specifications – dated 6/01/2026

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).