

Our Ref: ST/220130/P5

13 March 2026

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



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Listed Buildings and Conservation Areas Act 1990

Proposal: Repair, refurbishment and replacement of existing windows.

At: Standen House, Breach Lane, Chute Standen, Andover, Wiltshire SP11 9EE

PP-14778997

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs A Mackenzie to submit a Listed Building Consent application to Wiltshire Council for the above development at Standen House, Chute Standen.

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

- Completed application form and certificates;
- Drawing No. 220113-000-P1: Site Location Plan;
- Drawing No. 220113-102-P2: Proposed Site Plan Phase 2;
- Drawing No. 220113-320-P1: Main House South Elevation (Proposed);
- Drawing No. 220113-321-P1: Main House North Elevation (Proposed);
- Drawing No. 220113-322-P1: Main House East Elevation (Proposed);
- Drawing No. 220113-323-P1: Main House West Elevation (Proposed);
- Drawing No. 220113-325-P1: Work Type 1: Refurbished Windows;
- Drawing No. 220113-326-P1: Work Type 3: New Coach House Windows;
- Drawing No. 220113-327-P1: Work Type 3: New Staircase Windows;
- Drawing No. 220113-328-P1: Window Schedule (1 of 3);
- Drawing No. 220113-329-P1: Window Schedule (2 of 3);
- Drawing No. 220113-330-P1: Window Schedule (3 of 3);
- Covering Letter by Fowlers (see below);
- Heritage Report, October 2022 by Worlledge Associates; and
- Windows Heritage Impact Assessment, February 2026 by Worlledge Associates.

1. Site and surroundings

The application site extends to 2.44ha and is situated at the northern edge of the village of Chute Standen. The site is accessed via Breach Lane which forms the eastern boundary to the site; Dummer Lane (from Breach Lane forms a spur) wraps around the southern and western boundaries of the site. To the north is woodland and agricultural lane.

Within the site boundary (which aligns with the land ownership Title Plan) is Standen House itself, as well as two other dwellings, known as 'Stable View' and 'Garden Cottage'. There is also a separate brick and timber stable block within close proximity to the main dwelling. The site benefits from a large residential garden curtilage.

Standen House dates from 18th and mid-19th century and is set within approximately 40.74 acres of parkland, paddocks, woodland and bridleways.

The site is not within any Conservation Area, but is situated within the North Wessex Area of Outstanding Natural Beauty (AONB). Standen House itself is Grade II listed, and in addition two outbuildings and a garden wall are listed in their own right.

Standen House was statutory listed on the 4 June 1952. The official Historic England list entry reads as follows:

'Large house in parkland. C18 and mid C19. Grey-buff brick in header bond, with dark tiled roofs. Two storeys and attic. South front of 9 bays. Central block of 3 bays recessed, 3 storeys and pedimented, and having a semi-circular projecting entrance hall on ground floor. Door has rusticated stone surround with grooved voussoir lintel and heavy entablature. Brick parapet with panels over and brick dentilled cornice coping. Central first floor window has wide cambered arch. Other windows, including the 3-bay wings have 12-paned sashes with brick raised quoin blocks. Plat band and brick corbelled eaves. Right wing has bow windows. Roof hipped, with symmetrically placed stacks at root of wings. Parallel and earlier rear range behind centre and right wing, also with 2-storey bow window to end, constructed of brick laced flint. Interior completely remodelled 1986-7'.

The site is not crossed by any Public Rights of Way, there are no protected trees on the site, and it is located within Flood Zone 1. The site is not known to be subject to any other specific designations.

2. Planning History

The site has been subject to a number of planning applications historically, although these are not considered to be of any direct relevance to this application proposal.

PL/2023/08448 & PL/2023/08678 - Refurbishment of Standen House comprising: removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; reconfiguration of internal layout of the Coach House and formation of new entrance to east elevation; replacement canopy to east-elevation of the Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension. Internal alterations, including: replacement of the 1980s main staircase; door

relocations to first floor; upgrading of electrical and plumbing services. External repairs to existing brickwork and windows. Approved 17.05.2024.

3. Proposed Development

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

It is proposed to repair and refurbish the existing windows at Standen House, along with the replacement of a small number of windows and doors due to their deteriorating condition.

The full details of the repairs are outlined in the accompanying Window & Door Schedule (3 pages) – which should be read in conjunction with the submitted plans and heritage statement.

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 regard 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.

The proposed development comprises the repair and refurbishment of the existing windows at Standen House, along with the sensitive replacement of a number of windows and doors.

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 Impact Assessment has been prepared by Worlledge Associates in support of the application, which should be read in conjunction with their Heritage Statement, dated October 2022. The report confirms the following:

- *Standen House has undergone multiple phases of change both within the main front range and the later rear ranges. These changes have connections to owner's expectations and requirements of the building and provide evidence of the changing expectations of owners and adoption of fashionable new designs for country houses throughout history. These changes contribute to our understanding of the building and the historic environment and contribute to the layers of heritage significance the building exhibits, recognised by the buildings inclusion in the National Heritage List for England (NHLE).*
- *The proposals have been developed to preserve these important contributions to the building's heritage significance, and that of the wider estate, while ensuring that failed materials are replaced and the future of the building is preserved.*
- *The proposals have been formed following a robust assessment of the fabric and condition of the windows of Standen House, as well as analysis of the contribution they make to the heritage significance of the Standen Estate.*
- *The proposals represent a significant investment in the repair of fabric of the house, and form part of substantial works from new owners who are seeking to overturn the resultant lack of maintenance over a prolonged period of economic decline of the estate. The focus of the works is to ensure longevity of the building and its efficient function as a dwelling for years to come. Minimal replacement material is proposed, and where necessary will use sympathetically selected material choices, ensuring that repairs do not impact the significance of the building or its contribution to the wider estate.*
- *Detail of the varied fenestration joinery across the building is to be copied where replacement fabric is necessary, the aesthetic and material contribution these details make to both the building and character is to be preserved. Ensuring that the current buildings weather tightness is improved will also prevent damage to the other historic fabric throughout the building.*
- *Historic fabric is to be only altered where already failed beyond repair, minimal interventions are proposed and will be unidentifiable when complete.*
- *The connection of the building with the wider landscape will be preserved.*

- *The proposals provide an opportunity to prevent the further degradation of historic fabric while maintaining the contribution the windows make to the heritage significance of the site and enhancing their performance, the repairs cause no harm.*

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, refurbishment and replacement, 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