

CASE OFFICER'S REPORT

Application Reference:	PL/2026/00411
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	12 March 2026
Case officer:	Fiona Webb

Site Address:	4, 5 and 5A Northgate Street, Devizes, Wiltshire, SN10 1JL
Proposal:	Replacement of 3No windows. Window numbers 4, 5 & 6 are UPVC windows, change all 3 windows to purpose made softwood, single glazed & painted.
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: 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 or enhancing 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.

The NPPF outlines government policy, including its policy 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 214-216 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 should 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.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property is a Grade II listed building located in Devizes Conservation Area. It also affects the setting of numerous other listed buildings in the locality.

Proposal: The proposal seeks to the replacement of three UPVC windows at the rear of the properties.

Relevant planning history: K/80/0116 - Insertion of new windows (approved); K/45928/L - Minor alterations to internal walls and doors to facilitate change of use of first floor to two dwellings (approved); K/45911 - Conversion of existing office to two dwellings (approved); PL/2025/08059 - Like for like replacement of two separate windows at rear of No.4 and one two light window at rear of Flat 5A (approved).

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided: 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. In this case, whilst the application is accompanied by a "Heritage Statement" the document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

However, 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.

Significance of assets and contribution of setting: The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: The properties are listed Grade II and are located in Devizes Conservation Area on the south side of Northgate Street. They form part of a terrace of listed building and form part of the retail core of the town with commercial uses on the ground floor and residential above. The buildings have a carriage arch from the main street leading to a small courtyard at the rear with access to residential properties.

The proposal is to change three first floor windows which are existing UPVC windows to softwood single glazed casement units.

All of the existing windows are modern UPVC and are of inappropriate material and design and detract from the heritage assets. The proposed purpose made timber windows would be an enhancement to the listed building and of a traditional design, material and detailing.

Summary & 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). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.

CONSULTATION RESPONSES:

Devizes Town Council – no objection to this application.

REPRESENTATIONS:

None

RECOMMENDATION:

Consent

REASON FOR GRANTING ~~PERMISSION~~/CONSENT/REFUSAL:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) and 72 of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works, subject to conditions, would have no detrimental impact on the historic fabric and would be of an appropriate material.

Conditions

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 21/1/2026 Window 4, 5, 6 Photo - dated 10/02/2026 Window 4 Photo - dated 29/1/2026 Window 5 Photo – dated 29/1/2026 Proposed Window Elevations for Mr R Dutton – dated 11/02/2026 Proposed Window Sections for Mr R Dutton – dated 11/02/2026

REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.