

CASE OFFICER'S REPORT

Application Reference:	PL/2026/00719
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	12 March 2026
Case officer:	Fiona Webb

Site Address:	The Old Vicarage, 4 Rookes Lane, Potterne, Devizes, SN10 5NF
Proposal:	Replacement of 5 no. windows to top floor
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 Potterne Conservation Area. The property also affects the setting of numerous other listed buildings in the locality.

Proposal: The proposal seeks to replace five windows to the top floor of the building.

Relevant planning history: 18/04642/LBC and 18/04134/FUL - Alterations to rear utility and kitchen rooms including rear extension and internal alterations.(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, the application is accompanied by a "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

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 Old Vicarage is Grade II listed building located in Potterne Conservation Area.

The property has evolved over time and this is evident on the road frontage with an extension clearly visible to the right of the property with the original extent of the property denoted by stone quoins at first floor level.

The proposal seeks replacement of five top floor windows. The existing windows are not original, with mixed profiles/detailing, possibly replacements during the 1970’s and generally in very poor condition, exacerbated by being south facing. Most of the poor grade timber is suffering from extensive degradation, splitting and swelling rendering the windows beyond repair and refurbishment, with most opening leaves ill fitting. Some window leaves have been repeatedly painted over in the past, making them incapable of being opened.

The windows proposed for replacement are 4 dormer windows including frames and associated external timber cheeks and fascia boards with similar units consisting of casement windows with two opening leaves. A further fifth casement window on the side (west) elevation is also proposed for replacement. All the replacement windows would be like-for-like in design although with slimlite double glazing and from accoya wood.

In conservation terms the works are considered acceptable since the existing windows are of modern date and/or beyond repair, hence their sensitive replacement would cause no harm to the significance of the heritage assets.

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 neutral 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 application.

CONSULTATION RESPONSES:

Potterne Parish Council – no objection

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) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works, subject to conditions, would have no overall detrimental impact on the historic fabric and would be of an appropriate design and 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 2/2/2026
Existing Floor Plan and Elevations - dated 2/2/2026 Proposed Window Details - dated 2/2/2026

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