

Wiltshire Council Planning Consultation Response

31 March 2026

Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: Steven Vellance
Officer's Title: Planning Officer

Application No: PL/2026/01962
Proposed replacement of timber sash windows with uPVC windows
Abbeyfield House, 2 Trowbridge Road, Bradford On Avon, BA15 1EP

Please find following comments in respect of the above application(s).

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

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 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 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 building of local interest and Non Designated Heritage Asset located in Bradford on Avon Conservation Area. The property also affects the setting of numerous other buildings highlighted in the Bradford on Avon Conservation Area appraisal as of local interest and NDHA's.

Proposal: The proposal seeks to replace the existing gloss white wooden windows with upvc windows.

Relevant planning history: None

Issues: impact on the NDHA, impact on the setting of NDHA's, 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 applications are accompanied by a "Design and Access 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 NDHA lies largely with its historic fabric and architecture - its 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. Indeed the window are fine slim timber sliding sash joinery which are a particular feature of the building.

Assessment: The building is a prominent corner villa and is considered a NDHA which makes a positive contribution to Bradford on Avon Conservation Area.

The proposal relates solely to the replacement of existing windows on the north-west and north-east elevations. The building is in use as a care facility for the elderly.

The existing windows comprise traditional painted timber sash units located within the north-west and north-east elevations.

It is noted from the DAS that accompanies this application that in visual terms, the replacement units are designed to closely resemble traditional sash windows when viewed from public vantage points.

Unfortunately in conservation terms the replacement windows are not considered accurate replacements since their profile is too chunky, the central meeting bar is double width, and the bottom rail is too shallow. In addition sashes feature a traditional putty line aesthetic.

As such the proposed replacement windows are not considered to replicate the character of traditional sash windows and a higher more convincing specification is required.

Therefore amended details are requested. An example being REHAU sash windows. [REHAU · Brochure · Template](#)

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.

Amended details are therefore requested.