

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00715
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Briden House, Barford St Martin SP3 4AH
DESCRIPTION OF WORKS:	Replacement of 2 windows
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Briden House is a grade II listed building in the Barford St Martin Conservation Area. Located at the corner of the Shaftesbury and Hindon Roads, it has previously served as village shop (including drapery and post office) and petrol station. It's two storeyed rendered brick with a range of windows surrounding the C19 shopfront. In the mid-C20 the ground floor windows either side of the shopfront have been altered, one with casements fitted within the existing opening and the other had its cill raised by three courses of brick.



The east gables; north front; window to R of shopfront

The list entry for the house, for means of identification purposes only, provides the following description:

SU 03 SE BARFORD ST MARTIN WEST STREET (south side)

2/24 Chelsea Cottage (formerly listed as shop 23.3.60 premises 30 yds east of Church)

GV II

House and restaurant. Circa 1800. Painted English bond brick, Welsh slate roof, gable end brick stacks. Parallel range plan. Two-storey, 4-window. Central C19 double shop front with central double doors, 2-light steel casement either side. First floor has four 16-pane sashes, deep eaves on paired brackets, left return has 4-panelled door with gabled hood on console brackets and reeded pilasters, 16-pane sash either side and two 16-pane sashes to first floor, small 8-pane sash to attic. Right return has single-storey

extensions. Rear range has gabled porch and segmental-headed casements.

Listing NGR: SU0570331398

RELEVANT PLANNING HISTORY

None.

PROPOSAL

Replacement of the two non-matching ground floor windows with sliding sashes, including lowering the altered cill of the eastern opening to its original position.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)' encourages the retention of windows that contribute to the significance of listed buildings but sets also out their approach to the alteration/replacement of windows where this is acceptable in principle:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.
5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 '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.
- Core Policy 58 '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."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Barford St Martin Parish Council – no response received.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The application has provided a useful heritage statement with historic photographs showing the windows prior to their alteration.

The building's significance comprises its historic and architectural interest, being of early C19 date and retaining many original features, including an early shopfront and a number of its sash windows. It has additional interest in the streetscene and CA for its shopfront and local social significance from its variety of former commercial uses.

The two windows to be replaced are C20 replacements that differed from the original design. The proposal is to reinstate sash windows to the original proportions, differing only by the inclusion of slim double-glazing. The glazing will appear slightly different from the earlier windows at first floor, some of which include original imperfect glass, but will be significantly closer in appearance than the existing. The Historic England guidance in para 4 quoted above supports this approach. Sectional details show real glazing bars, 14mm glazing units retained with putty, and a traditionally slim meeting rail (27mm plus putty lines). The cill that was previously raised will be reused in its original position. White spacers have not been specified but can be required by condition.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	NA
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

The proposed works would offer an enhancement to the character and significance of the listed building and its contribution to the conservation area, in accordance with the aims of sections 16 and 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Conditions
LB 3 years
Plans/docs
White spacers