

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01416
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Sundial House, 19 High Street, Steeple Ashton, Trowbridge, BA14 6EL
DESCRIPTION OF WORKS:	Proposal to replace the existing glass panes with 'slimline' 12mm glazed units., All rotten material will be removed, affected areas will be repaired and the entire woodwork will be primed and painted.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building located within Steeple Ashton Conservation Area. The property also affects the setting of numerous neighbouring listed buildings.

The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

STEEPLE ASHTON HIGH STREET ST 9056 (east side) 13/237 No 19 (Sundial House) GV II

Detached house. Circa 1830. Limestone ashlar, double Roman tiled roof, cropped gable end stone stacks and coped verges. Two-storey, 2-window. Central 6-panelled door in Ionic portico with balustraded parapet, 4-pane sash either side. Plat band to first. floor; two 4-pane sashes. Right return has 4-pane sash to right, 16-pane sash to first floor. Rear former carriage house, now kitchen with casement inserted into former large opening, 4-pane first floor sash. The Baptist Chapel until mid C20.

PROPOSAL

The proposal seeks listed building consent to replace the existing glass panes with 'slimline' 12mm glazed units in six non original sash windows. All rotten material will be removed, affected areas will be repaired and the entire woodwork will be primed and painted.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/04/00340/LBC - Listed building consent Decision - Approve with Conditions Date: 30/3/2004 – Replace two existing sash windows on ground floor and replace window on side of house on ground floor
14/09789/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 20/11/2014 – Prunus - Lift crown and thin the crown

W/84/00723/FUL - Full planning permission Decision - Approve with Conditions Date: 17/7/1984 – Detached garage
W/89/00734/LBC - Listed building consent Decision - Approved Date: 27/6/1989 – Alterations new sash windows, window casement, tile utility room replace side door with window, new door at rear
W/11/02034/LBC - Listed building consent Decision - Approve with Conditions Date: 13/9/2011 – Roof repairs
W/12/00891/TCA - Work to Trees in a Cons Area Decision - Approved Date: 19/6/2012 – Fell Confier Tree (T1)
W/74/00706/HIS - Historic apps 1974 to 1983 Decision - Refused Date: 13/9/1974 – Change of use of living room for the display and sale of antiques and works of art
ENQ/2024/00490 - Pre-Application enquiry Decision - Pre-App Response Date: 4/4/2024 – Minor alterations, enhancements and remediations
PL/2024/04359 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 22/5/2024 – We are proposing to replace the existing concrete floor with a new, insulated concrete floor containing under floor heating pipes. We are not proposing to extend or demolish the listed building.
PL/2024/05059 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 9/7/2024 – Replacement of existing damp and failing suspended floors to the front of the house with insulated solid floor
PL/2024/05056 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 21/6/2024 – Install a new kitchen/diner into the existing 'reception room'. Decommission the existing ground floor WC return the space to be used as an open under stairs storage, Partition the existing kitchen to form a small office, entrance vestibule and laundry/ut
PL/2024/06836 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 16/9/2024 – Replacement of existing kitchen and relocation to a different area, creating new partition walls in existing rooms that provide new utility room, office, WC and plant room. Replacement of existing window with new.
PL/2024/08959 - Listed building consent (Alt/Ext) Decision - Refuse Date: 15/11/2024 – Removal of existing floor structure to ground floor front rooms only and new floor structure installed
PL/2026/01416 - Listed building consent (Alt/Ext) – Proposal to replace the existing glass panes with 'slimline' 12mm glazed units., All rotten material will be removed, affected areas will be repaired and the entire woodwork will be primed and painted.

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

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 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 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.

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.

CONSULTATION RESPONSES

Steeple Ashton Parish Council – No objection

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.

No representations were 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.

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.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 of the NPPF 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 short statement which includes a Design and Access Statement and a Heritage Statement. Whilst this is very brief and includes limited information or assessment of the significance of the building, the proposals are modest on this occasion and easily understood.

Paragraph 208 of the NPPF also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined 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 further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

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.

The rear of the building has, however, been compromised by extension and alteration during the modern period and is of lesser interest.

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 proposal seeks listed building consent to replace the existing glass panes with 'slimline' 12mm glazed units in six non original sash windows. All rotten timber will be removed from the windows and will be repaired on a like by like basis and the entire woodwork primed and re-painted.

The windows are non original although their design follows the historic sash window pattern and they do make a positive contribution to the significance of the listed building. The existing glass in the windows is also modern.

The proposed works would retain the existing sash windows and repair them as necessary on a like for like basis. Due to the slightly thicker profile of the existing replacement windows, it is possible to introduce slim-profile double-glazing without harming the significance of the listed building.

The proposed works are in accordance with guidance from Historic England and would retain the significance of the listed building. As such this proposal would have a neutral impact on the significance of the heritage assets.

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.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

1. WA5 – LBC Commence within 3 years

2. WM13 – Approved Plans:

Location Plan – dated 9/03/2026

Site Plan – dated 2/03/2026

Sash Window Panes Replacement Statement with Photos/Measurements – dated
2/03/2026

Existing Elevations with Affected Windows Marked – dated 10/03/2026