

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00187
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Friarton, Semley, Shaftesbury, SP7 9AU
DESCRIPTION OF WORKS:	Replace 5 no Sash window to front elevation, Associated re pointing around window externally/ rendering repairs internally and Install a French Drain
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Friarton is a grade II listed building, listed in 1987. The list entry, for means of identification purposes only, provides the following description:

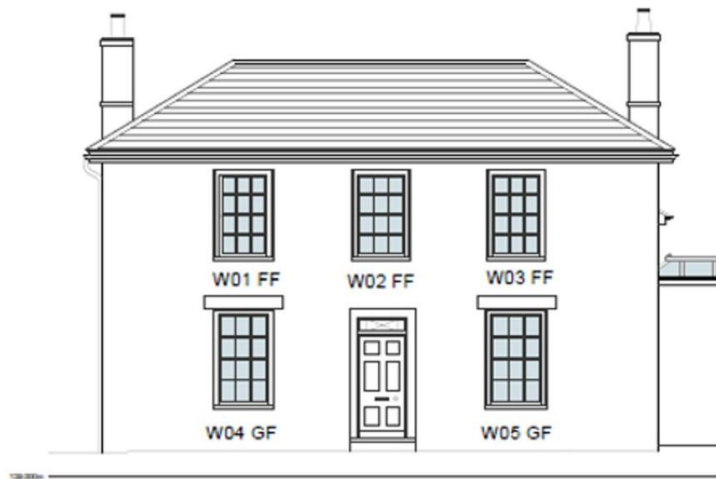
*‘Detached house. Early C19. Dressed limestone, Welsh slate hipped roof, gable end brick stacks. Two-storey, 3-window. Central 6-panelled door with transom light in ovolo-moulded architrave, **12- pane sash either side. First floor has three 12-pane sashes in moulded architraves.** Garage attached to right return. Rear and interior not accessible at time of survey (January 1986).’*

It is within the Semley conservation area.



PROPOSAL

The proposal is to replace the 5 front sash windows with '*slim profile glazing units*'.



Window No's

In more detail from the Heritage report, the heritage consultant (Kathryn Melhuish of Listed Living) says:

'New Sashes will be made on a like for like basis, using the prevalent lambs tongue glazing bar detail, and the glazing will be slim profile Double glazed 12mm units. The reveals and parting rail will be fitted with insulation strips to prevent drafts. New pulleys will be installed, and original weights retained and reused. If they cannot be salvaged new weights will be installed. Putty will be used to fix the glazing in all sashes.'

'The Sash Boxes will be repaired and restored.'

However the historic glass, of which there only a few surviving panes, will not be retained.

'The inappropriate cils will be removed and replaced with traditional hardwood cils.'

The report also draws attention to cement pointing repairs below the windows at ground floor level and also where they propose to install a French drain (which does not require LBC). Internally, photos have been supplied to evidence water ingress which is damaging skirtings and the internal plaster (attributed to the cement mortar).

In respect of the new window details, Beehive Joinery Ltd have provided a full elevation drawings (plans 1 and 2), vertical and horizontal sections (plan 3) at 1:5. And a glazing bar detail (plan 4).

RELEVANT PLANNING HISTORY

Proposal / Summary
S/1997/1095 - Full planning permission Decision - Approve with Conditions Date: 5/9/1997 – Roof alterations and re-roofing with associated internal alterations and elevational improvements following demolition of single lean-to garage
S/1997/1096 - Listed building consent Decision - Approve with Conditions Date: 5/9/1997 – Roof alterations and re-roofing with associated internal alterations and elevational improvements following demolition of existing lean-to garage
S/1994/0990 - Listed building consent Decision - Approve with Conditions Date: 14/9/1994 – L/B APPLICATION - DEMOLISH SMALL PORCH CONSTRUCTED OF CONCRETE BLOCK AT REAR OF HOUSE ON SOUTH-WEST END
S/2008/1314 - Full planning permission Decision - Approved Date: 16/9/2008 – ALTERATIONS TO EXISTING ATTACHED OUTBUILDINGS TO BRING INTO USE AND REAR HALL EXTENSION
S/2008/1315 - Listed building consent Decision - Approved Date: 16/9/2008 – ALTERATIONS TO ATTACHED OUTBUILDINGS, REAR HALL EXTENSION AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS
S/1991/1203 - Listed building consent Decision - Approve with Conditions Date: 23/10/1991 – L/B APPLICATION - ERECTION OF GREENHOUSE/CONSERVATORY ON SOUTH WEST WALL OF HOUSE (REPLACE AN EARLIER ONE) AND REPLACING WINDOW WITH DOORWAY
S/2008/1093 - Full planning permission Decision - Withdrawn Date: 24/7/2008 – ALTERATIONS TO EXISTING ATTACHED OUTBUILDINGS TO BRING INTO USE AND REAR HALL EXTENSION
S/2008/1094 - Listed building consent Decision - Withdrawn Date: 24/7/2008 – ALTERATIONS TO ATTACHED OUTBUILDINGS, REAR HALL EXTENSION & ASSOCIATED INTERNAL & EXTERNAL ALTERATIONS
14/07160/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 26/8/2014 – Construction of garden room and additional bedroom to first floor. Internal alterations to listed building including removal of study wall which suffers from damp ingress.
20/01906/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 25/3/2020 – T1 - Field Maple - Reduce canopy by up to 3 metres.
19/10699/FUL - Full planning permission Decision - Approve with Conditions Date: 31/12/2019 – Single Storey in Extension to Garage/Store Building and Erection of Orangery at Rear. (resubmission of 19/06701/FUL)
19/11182/LBC - Listed building consent Decision - Approve with Conditions Date: 31/12/2019 – Single Storey in Extension to Garage/Store Building and Erection of Orangery at Rear. (resubmission of 19/06906/LBC)
19/03733/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 20/5/2019 – Partial demolition of existing single storey garage/store building and erection

of replacement two storey extension at front and erection of single storey orangery at rear
20/11009/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 6/1/2021 – T1 Oak fell
19/06701/FUL - Full planning permission Decision - Approve with Conditions Date: 3/9/2019 – Partial demolition of existing single storey garage/store building and erection of replacement single storey side extension with orangery at rear.
19/06906/LBC - Listed building consent Decision - Approve with Conditions Date: 3/9/2019 – Partial demolition of existing single storey garage/store building and erection of replacement single storey side extension with orangery at rear.
PL/2025/03621 - Householder planning permission Decision - Approve with Conditions Date: 5/8/2025 – Revamp Your Tank Scheme - Replacement of septic tanks with treatment plants
PL/2025/06152 - Listed building consent (Alt/Ext) Decision - Refuse Date: 22/9/2025 – Replacement of 5 sash windows on front elevation with identical Heritage slim line double glazed windows made with Accoya timber.
20/05814/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 21/8/2020 – Removal of UPVC conservatory, extension and alteration of detailing.
20/07984/FUL - Full planning permission Decision - Approve with Conditions Date: 9/11/2020 – Removal of existing UPVC conservatory. Proposed rear extension to family home with sympathetic detailing throughout.
ENQ/2025/02011 - Revamp Your Tank - LDO Compliance Decision - Revamp Your Tank - LDO Compliance Date: 5/12/2025 – Revamp Your Tank: ID294 sewage treatment plant replacement LDO
PL/2021/05943 – Approval of details reserved by a condition Decision – Approve Date: 3/8/2021 – Discharge of conditions 4 and 5 of 20/07984/FUL
PL/2026/00187 - Listed building consent (Alt/Ext) – Replace 5 no Sash window to front elevation, Associated re pointing around window externally/ rendering repairs internally and Install a French Drain
S/2000/1931 - Full planning permission Decision - Approve with Conditions Date: 8/1/2001 – BAY WINDOW EXTENSION CONSERVATORY EXTENSIONS TO EXISTING BATHROOM NEW BATHROOM AND GARDEN SHED
S/2004/1945 - Full planning permission Decision - Approve with Conditions Date: 5/11/2004 – CONSERVATORY TO REAR

PL/2025/06152 - Listed building consent (Alt/Ext) Decision - **Refuse Date: 22/9/2025** – Replacement of 5 sash windows on front elevation with identical Heritage slim line double glazed windows made with Accoya timber.

The reason for refusal of the 2025 application was:

‘The proposal would fail to preserve features of significance and the character of the listed building, contrary to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and offers no significant public benefits that would outweigh the harm to the listed building, as set out in paragraph 215 of the National Planning Policy Framework.

Furthermore, the submitted drawings are insufficiently detailed to evidence that the detailing of the existing windows, the subject of this application, would be replicated. As such, it is considered that the drawings would fail to reassure that the new windows would preserve the appearance of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990'

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.

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 and the impact on the Semley conservation area.

CONSULTATION RESPONSES

Georgian Group: raise concerns

'The group wishes to register concern about the loss of these windows, elements of which are shown to be historic (though with patch repair), including original glazing and joinery. We acknowledge that the Window Report assesses their condition to be poor and may be 'beyond repair', yet it also states that they retain much of their original character, and seeks to reuse elements. It appears that a lack of regular and proper maintenance has contributed to their current condition which is highly unfortunate and avoidable. The fenestration makes a particularly important contribution to the significance of this primary, streetscape elevation, as acknowledged by the Heritage Statement'.

They consider that the proposals amount to 'less than substantial harm to its significance', however, they defer to the conservation officer on the understanding they have been to site.

Sedgehill & Semley Parish Council: support

Councillor Wayman: calling in the application to the Southern Area Committee if the officer is minded to refuse. (No explanation of why this particular case should be called in is provided and there was no discussion with the case officer).

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.

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.

Information considered/submitted

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.

The application is supported by a Heritage Statement which assesses the significance of each window in detail.

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.

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, and in so far as it relates to the current application, the significance of the building lies largely with:

The Georgian phase of its development, evidencing the gentrification of a more modest earlier building;

The use of ashlar stonework;

Its shallow hipped natural slate roof;

The symmetrical composition of its front elevation;

The small pane box sash timber windows (without horns) with narrow glazing bars and meeting rail;

Internally that the windows have shutters.

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

The interest of the existing windows has been assessed by the applicant and their advisors.

Condition of the existing windows

A survey of the windows by Simon Redman has been submitted. He considers that all 5 windows are in a poor condition with the sashes in the upper centre window having been removed. He confirms:

‘The majority of sash frames are original timber, estimated to be over 50 years old. All boxes have been repaired some have multiple scarfing. The majority of casements have rot and deterioration of joints’.

And

‘Most panes are original single-glazed, of historic interest’.

And

*‘The sash windows are of traditional timber construction and retain much of their original character. Unfortunately, **I believe the windows are beyond repair**. I would suggest remaking the sashes reusing original glass if possible and to remake the boxes using any of the original wood that is of a suitable condition’*

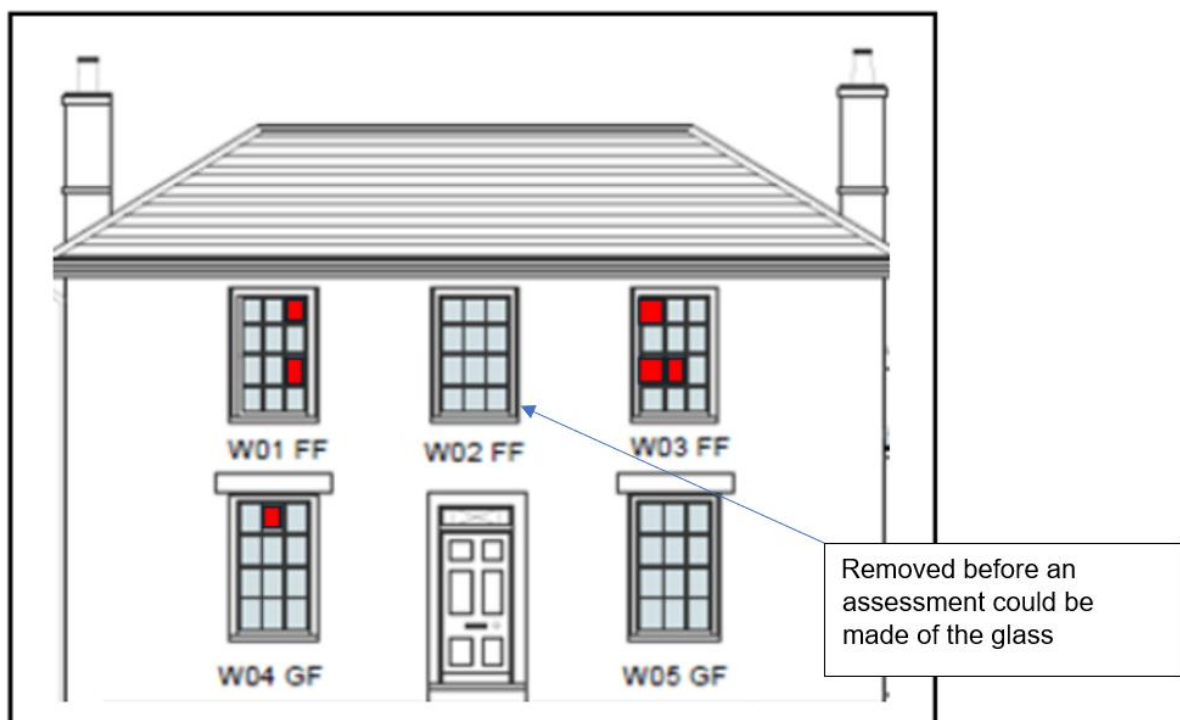
In addition to Simon Redman's report, the heritage consultant, Kathryn Melhuish of Listed Living, has submitted a supporting document with detailed photos (Appendix 1).

The heritage consultant, Kathryn Melhuish of Listed Living (report dated November 2025), notes in respect of the front façade:

'On first inspection the windows all appear the same, with lambs tongue mouldings, however on closer inspection it is evident the windows have undergone many repairs historically. All the cils have been replaced with poor quality softwood in two sections, with rather odd detailing, and the bases of all the sash boxes externally have been replaced. Other alterations to glazing bars can be seen, with different mouldings present, and alterations to glazing bars and glazing. Window WF3GF has had a new soft wood sash installed to the top of the window.'

The consultant also undertakes their own assessment of historic glass and concludes that only 6 panes are historic (presumably this does not include an assessment of the middle first floor window).

'Out of the 60 single glazed panes, there is evidence of 6 panes of historic glazing remaining to Windows (See Fig 6). This further evidences the changes that have occurred to the fabric of the windows.'



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?	N/A
(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?	

CONCLUSION

'No element does more than fenestration to enhance the character of Georgian buildings; this is no less true of modest terraced houses and country cottages than of grander, multi-windowed piles'¹.

Notwithstanding the repairs and alterations to the ground floor windows, the existing windows make a strong positive contribution to the interest and character of the listed building and retain historic fabric albeit much repaired.

In respect of the 2025 application, no assessment of the condition of the windows was supplied to evidence that they were beyond 'reasonable repair'. The current application is supported by a detailed assessment and the conclusion is that the windows have had a series of repairs and alterations which are now failing. There has also been an assessment of the glass which has established that little historic glass remains in respect of these 5 windows.

The proposal is to retain and repair the existing sash boxes and to replace the sashes and cills. The new sashes will be slim double-glazed units (4:4:4) with a lambs' tongue profiled glazing bar and without horns.

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.

In this case, the proposals will result in the loss of fabric of significance and this is to be regretted, however, the proposals will result in new efficient windows which will better conserve heat and which will replicate the detailing of the historic windows. As such, on balance it is considered that the impact of the proposals on the heritage asset will be

¹ The Georgian Group's guide to Windows

largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

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

Standard 3 years

Standard plans

Traditional haired lime plaster for internal plastering proposed

New skirting boards (if required) to match existing

Window shutters to be repaired and retained

The sash boxes and weights shall be retained and repaired UNLESS otherwise agreed in writing

Spacers to be white, glazing will be puttied in (silicone putty), windows will not have horns, glazing bars will be proper run-through bars, glazing bars will have lambs' tongue profile (internal)

INFORMATIVE

Window on side elevation is unauthorised and needs to be regularised