

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09995
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	1-6, Smiths Yard, Corsham, SN13 0RD
DEVELOPMENT DESCRIPTION:	Replacement of the existing timber windows for flush casement uPVC windows of a similar style and appearance
RECOMMENDATION:	Consent be GRANTED

PROPOSAL AND SITE DESCRIPTION

This application originally requested permission for the installation of uPVC windows to replace existing timber windows on multiple residential units; however, following concerns raised by the Councils Conservation Officer, the scheme now proposes replacement windows to be finished in timber. No change of use, or other operational development is proposed. The scheme has been notified as exempt from BNG.

The application site comprises multiple residential units arranged as 6no terraced dwellings. The site is accessed via a private lane 'Hobbs Walk' connected to classified C-road 'High Street' in Corsham, a market town which benefits from a made neighbourhood development plan (NDP).

The site is not listed but is directly adjacent to (west of) Grade II listed '51 and 53 high street', '45-9 high street', and in close proximity to multiple other listed buildings. The nearby listed buildings and application site are wholly within the Corsham Conservation Area (CA); the CA benefits from a Conservation Area Statement which identifies the listed buildings as being with the 'Area 2' character area but the site as being within 'Area 3' character area.



Figure 3: map view of site (red)



Figure 4: view of site from west, showing existing materials (from heritage statement)

RELEVANT PLANNING HISTORY

Relevant planning history at the site:

None

Recent, relevant planning history associated with the wider setting

36 High Street:

- PL/2024/07563 granted listed building consent for *Replace non original metal leaded windows within existing openings and replace with metal framed leaded windows, Replace non original timber windows with timber windows on modern gable end, Generally replaced to match / in keeping or with traditional detailing* on 28.10.2024

14A High Street:

- PL/2024/04508 for *Proposed window replacements* where the windows were to be uPVC was withdrawn prior to refusal on 07.01.2025

81a Yewtrees:

- PL/2021/06444 for the *Removal of glazed roof, windows and doors of existing conservatory. Additional walling, new windows, doors and roof structure with tiled roof and rooflights. To form garden room* was permitted on 18.08.2021 subject to conditions which included the requirement for all materials to match existing.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment

Corsham Neighbourhood Development Plan (NDP)

- Policy HE1: Good quality design

Corsham Conservation Area Statement

- Area 3

Wiltshire Design Guide (WDG)

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 72: General Duty as respects conservation areas in exercise of planning functions

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Design and Impact on Heritage Assets
- Biodiversity Net Gain

CONSULTATION AND REPRESENTATIONS

Corsham Town Council: No Objection

Resolved: that no objection be raised.

Councils Conservation Team:

19.02.2026 Objection

*The proposed use of uPVC is considered an alien material in the context of the Conservation Area. As such the works are not appropriate.
In the drive consider more sustainable materials I would suggest that timber would be more appropriate in sustainability and Conservation Terms.
Aluminium is also a sustainable material and may be acceptable in this context.
To confirm the degree of harm is less than substantial to the Conservation Area and towards the lowest end of the scale.
Never the less the degree of harm must be justified, at present insufficient arguments have been presented to demonstrate that the public benefits outweigh the visual harm caused on this occasion to satisfy the requirements of para 215 of the NPPF.*

31.03.2026 No Objection Subject to Condition

*Given my earlier concerns and objection I note the provision of revised plans - these simply state the new windows to match the existing.
Given the lack of clarity this presents I suggest the materials and detail of the new windows are controlled via a condition [...]*

08.04.2026 No Objection

*The submitted information is acceptable to address my earlier concerns.
The revised specification is appropriate being timber and traditional flush format.*

Public Representations: At the time of writing no public representations have been received.

ASSESSMENT

Principle / Sustainable development

The scheme proposes operational development to replace existing windows. No change of use is proposed. Development associated with an established use is acceptable in principle subject to assessment of other planning matters.

Design and Impact on Heritage Assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of CAs when exercising their powers under any of the other Planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953.

Policy CP57 of the WCS requires high quality design and place shaping for all new development with Policy CP58 further requiring development to protect, conserve and (where possible) enhance the historic environment.

Consultation with the Councils Conservation team has been carried out and an assessment of harm to the heritage setting has been made accordingly.

The original scheme proposed UPVC windows which would have resulted in less than substantial harm to the CA setting with no public benefit to outweigh that harm; the applicant was made aware of the concerns and chose to revise the scheme to like-for-like timber replacement. The description of development was amended accordingly and the consultation period extended to allow for receipt of comments on the revised development.

Once the proposed materials were revised, the Conservation Officer removed their objection but recommended a pre-commencement condition to allow for further assessment of the glazing specification to ensure that the design would be appropriate for the CA setting. The applicant requested that the detail be provided and assessed during the course of this application, rather than have a pre-commencement condition applied, this approach was agreed to. Further detail, which was ultimately sent on 09.04.2026, was deemed as acceptable to the Conservation Officer.

The approved plans condition will include the window specification, and, with its inclusion, no further conditions are necessary in the interest of visual amenity and protecting the character of the CA setting. Similarly, given that the scheme will not result in a change of materials at the site, the development will not result in harm to the setting of nearby listed buildings.

Biodiversity Net Gain

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

The development is limited to replacement windows only; the de minimis exemption for BNG therefore applies.

SUMMARY AND CONCLUSION

The revised scheme meets the aims of policies contained within the Wiltshire Core Strategy.

RECOMMENDATIONS:

That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents.

Received on 23.12.2025:

Site Plan; 250760-PEV-XX-XX-DR-B-0102

Location Plan; 250760-PEV-XX-XX-DR-B-0103

Received on 13.03.2026:

Proposed Elevations, 250760-PEV-XX-XX-DR-B-1201

Received on 09.04.2026:

Window Specifications

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.