

PLANNING STATEMENT

April 2026

This statement has been prepared by Sarsen Designs on behalf of Gillian Aldridge and Phillip C. Parrott to support the application for retrospective listed building consent for replacement of two windows to the rear of the property .

The Property

Wilton is a historic market town approximately 3 miles to the West of Salisbury in Wiltshire, South Street being one of the key crossroads through the town which meet at the market square to the centre of the settlement and forming part of Wilton's Conservation Area. As such, its frontage and the contribution it makes to the setting of the roads approaching the central market place are particularly valuable.

34 South Street is a mid terrace, one of a pair of cottages which form part of the eclectic historic streetscape within the town of Wilton. The house front sits to the back of pavement on the west side of South Street. It is symmetrical, with two timber casement windows to both ground and first floor, and a central front door with small flat lead covered canopy. A single hipped dormer sits central within the clay tiled roof. The walls of the house are rendered and painted. The roof has a stepped brick eaves, and plat band and shares a large central chimney stack with No. 32, which is a mirrored frontage on the chimney line, though is painted brickwork.

To the rear the roof has the same clay tiles, stepped brick eaves over painted render walls. There is an L shaped single storey rear extension with larger sliding doors to the rear and a shallow pitched copper roof with hidden valley containing two large roof lights. The walls are painted render

The property has been much altered internally but parts of the original character are still evident with the remaining fireplace, winding staircase and planked doors. However, much of the historic character has been confused by modern insertions and what remains contrasts strongly with the modern shallow pitched extension to the rear.

Listing description

34 South Street was designated grade 2 status on 8th June 1978, and is listed with the adjacent cottage no.32. The listing states:

1. 5409 SOUTH STREET (North-West Side) Nos 32 and 34 SU 0931 5/95

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2. Apparently mid C18. Much altered by modernisation. 2½ storeys. No 32 painted brick, No 34 rendered. Plat band, overlapped eaves courses. Tiled half-hipped roof with central chimney and flanking hipped dormers. 2 ranges of windows each, 2-light casements; No 32 modern inserted window 1st floor to right; shutters to windows, except 1st floor of No 32. Central doors to each with modern hoods. Interiors gutted.

Listing NGR: SU0957431126

Planning History

Previous applications for this property include:

Ref: 15/07764/FUL - Application for single storey extension rear flat roof extension

Ref: 15/07777/LBC – Application for single storey extension rear flat roof extension

Ref: 15/07070/TCA – Application for tree work

Ref: 16/02357/LBC - Application for rear extension and ground floor internal alterations

Ref: 16/02123/FUL - Application for rear extension and ground floor internal alterations

Ref: 16/08936/LBC - Application to amend 16/02357/LBC

Ref: 16/08332/FUL - Application to amend 16/02123/FUL

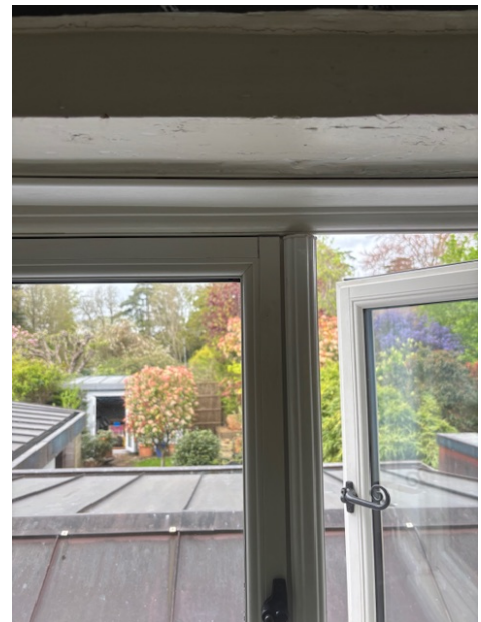
Explanation

My clients were mistaken in believing that they could change the windows to the rear of the property without planning permission and only became aware of this mistake through the conveyancing process as they are selling the property. They are now seeking to rectify this error with an application for retrospective listed building consent. They wished to replace the existing rotten windows with once that matched in looks but provided increased thermal efficiency and safety with full opening casements and secure locking capability.

The original windows were single glazed timber casements thought to have been installed in the 1960s which were rotten beyond repair. They had one fixed and one opening casement. Below are images of the original windows which are from sales particulars from 2018 when the current owners purchased the property. I believe the horizontal lines that might be mistaken for glazing bars are in fact the roofs of the shed and neighbouring outbuilding.



The new windows are double glazed upvc white on the inside and a pale green wood grain effect on the outside; without trickle vents. They are a flush fit casement to mimic the original windows with rats black metal 'rats tail' Ironmongery. The reveals inside and out are clad with 8mm upvc board however the original wooden windows sills have been retained. To meet current building regulations for fire safety means of escape the windows had to be constructed with two opening casements and flying mullion to provide sufficient space to exit the building in case of a fire.





Bedroom



Bedroom2/ dressing room



Impact

No alteration has been made to the fabric of the building the windows have been made to fit the existing openings. The existing timber lintels and cills are still in place. Whilst the use of UPVC is not ideal these are flush casement windows in a rear location. They can be seen by the rear windows of 28 and 28a South street however this is over two gardens with hedges and trees and the angle is oblique. They are not visible to the public and as a result of the rear extension it is even hard to see the frames in any detail from the garden.

Conclusion

My clients regret installing new windows without consent and since it has come to their attention they are trying to rectify their mistake. As the windows were replaced some years ago it would be hard to replicate what has been lost and therefore the frame details could only be guessed. These are rear windows and the visual impact is not thought to be significant. Under these circumstances it is hoped that the existing replacements will be allowed to remain.