

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01511
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Drynham Lane Farm, Drynham Lane, North Bradley, Trowbridge, BA14 0PL
DESCRIPTION OF WORKS:	Replace some existing windows and a front door
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Drynham Lane Farmhouse is an C18 farmhouse constructed in brick with a Bridgewater tiled roof. Historically it was one of a number of dispersed farmsteads to the south of Trowbridge but today, the farmstead is largely surrounded by modern development.

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

NORTH BRADLEY DRYNHAM LANE ST 85 NE (south side) 1/203 Drynham Lane Farmhouse II Farmhouse. GG/1753 on datestone to front.English garden wall bond brick with stone quoins, Bridgewater tiled roof, brick stack. Baffle entry plan. Two-storey 4-window, C20 door to right of centre with 2-light casement and 2-light hollow-chamfered mullioned casement to left, two single light casements and C20 door to right. Moulded string course to first floor; three 2-light mullioned casements and one blocked mullioned window. Lean-to sheds attached to returns. Rear has 2-light casements to ground floor and 2-light mullioned casements to first floor.

The Heritage appraisal notes that the farmhouse was altered just before listing and it does appear to be the case that very significant alterations have occurred as the elevations do not align with the description and many of the features listed are missing – of relevance for this application is that none of the mullioned casement windows mentioned, remain in place. Instead, the windows are all mid C20 plain storm-proof casements without glazing bars and in altered, modern, plain brick openings.

PROPOSAL

The application proposes the replacement of 11 modern windows and one modern door. Windows are to be replaced with timber flush casement windows incorporating double glazed units with plant-on glazing bars.

RELEVANT PLANNING HISTORY

Proposal / Summary

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.

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'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.

CONSULTATION RESPONSES

Trowbridge Town 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 have been 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.

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

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 brief Design, Access and Heritage Statement which provides sufficient information to understand the current proposals. 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 the significance of the building lies largely with the remaining fabric of the building including the English bond brick walls (with datestone dating to 1753) and Bridgewater tiled roof. Alterations apparently carried out immediately prior to listing appear to have removed many of the building’s architectural features but its presence continues to provide a record of the character of the dispersed farmsteads in the area during the mid C18.

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.

In this case it is noted that the proposed windows and door incorporate standard double-glazed units with plant-on glazing bars over spacer bars within the unit. This solution would often not be acceptable in the context of a listed building where genuine through glazing bars and the broken reflection of individual panes is usually preferable. However, the poor condition, quality and detailing of the existing windows, which include stormproof profiles and double glazing and occasional top-hung vents, currently detracts from the appearance of the building. The existing windows are also without any subdivision and it is considered that the proposed flush units (which include a horizontal glazing bar) will provide an overall improvement in appearance such that the proposal meets with the Historic England guidance quoted above.

Overall therefore, on this occasion it is considered that the visual harm caused by the installation of windows incorporating double glazed units and plant-on glazing bars is offset by the benefits of the improved design and detailing and in providing a solution which will enhance energy efficiency.

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
(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): none required

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.

As discussed above, the overall impact on the heritage asset of the proposal for replacing this single window will be neutral. On this basis no specific justification is required however it is considered the works will assist in securing the future of the heritage asset in good condition in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

Some minor final details remain to be secured and a condition is required to note:

RECOMMENDATION:

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

The replacement window hereby approved shall be constructed (and hereafter maintained):

- without visible trickle vents;
- with double glazing 'spacer bars' which are colour matched to the window;
- with puttied in glazing; and
- with a painted finish.

REASON: To preserve the special interest of the listed building and its appearance.