

## APPLICATION FOR LISTED BUILDING CONSENT

### OFFICER DELGATED REPORT

|                               |                                                                                                                                                                                       |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b> | PL/2026/00069                                                                                                                                                                         |
| <b>APPLICATION TYPE:</b>      | Listed building consent (Alt/Ext)                                                                                                                                                     |
| <b>SITE ADDRESS:</b>          | The Latchets, The Street, Oaksey, Malmesbury, SN16 9TG                                                                                                                                |
| <b>DESCRIPTION OF WORKS:</b>  | Replacement of windows, new dormer, changed first floor layout with AC units, replacement flooring. Outbuilding extension, replacement smaller oil tank, new cycle storage with gate. |
| <b>RECOMMENDATION:</b>        | Approve with Conditions                                                                                                                                                               |

#### SITE DESCRIPTION/CONTEXT

Latchets dates from the 15th century with 17th century alterations. It is simple and modest cottage, single storey with attic, constructed in coursed rubble stone walling gabled stone slate roof with a west end stone stack. It has a 19th century small single storey side extension to the west gable end in matching material to the main house.

Latchets is within the historic core of the linear village of Oaksey along the Street and west of the junction with Minety Lane and Wheatsheaf Lane to the Wheatsheaf Public House. It is sited between the All-Saints Church to the east and Primary School to the west. It is set back 15 m to the south of the lane and has a significant part of the established village historic core. The established character of the Conservation Areas is of detached dwellings within their own garden areas.

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

*'3/133 Latchets (formerly listed as Cottage next to Church on West) 28.10.59*

*GV II*

*Detached house. Probable C15 origin with early C17 alterations. Coursed rubble with flush rusticated dressed stone quoins, stone dressings and gabled stone slate roof with one west end stone stack. Single-storey and attic, 2-window north front. Windows are one 3-light chamfered mullion with a hoodmould, flush relieving arch and 2-pane casements to ground floor right, a similar 2-light mullion to left and a further 2-light mullion beneath gable to attic. Doorway in extension to right with plank door. South front has further gable with mullioned fenestration and a large C20 casement with plank door to the right.*

*Listing NGR: ST9906693623'*

#### PROPOSAL

Dormer window to rear elevation -The formation of a new dormer window with a hipped gable roof dormer with stone tiles and lead cheeks with traditional timber casement windows

Replacement Windows – Replacement of crittal windows with modern metal frame windows, Replacement and lowering of storm profile casement windows with traditional flush fitting windows.

Doors – Replacement of modern external entrance doors

Demolition of Partition and Alteration to Plan Form. – Modern partitions at first floor altered to enable relocation of bathroom. Insertion of aircon units into new built in cupboards

Outbuilding – Rebuild of the existing outbuilding using existing stone and slate and the incorporation of the collapsed wall.

Garden structures – Installation of bike storage anchors and condensing unit.

During the lifespan of the application, revised plans have been sought and received in accordance with the Conservation Officers recommendations and due to the partial collapse of a section of boundary wall. The removal of a ground floor partition has been removed from the scheme in addition to the retention of an original window. In addition to this the proposed extension to the outbuilding has been altered and now it is to be rebuilt using existing materials.

## RELEVANT PLANNING HISTORY

| Proposal / Summary                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/89/00617/LBC - Listed building consent Decision - Approved Date: 19/4/1989 – INTERNAL ALTERATIONS TO LISTED BUILDING                                                                                                                                                                                           |
| 17/05088/LBC - Listed building consent Decision - Approve with Conditions Date: 25/8/2017 – Retention of secondary glazing to six windows, replacement door and rainwater goods                                                                                                                                  |
| 17/05693/LBC - Listed building consent – Replacement window, door and rainwater goods                                                                                                                                                                                                                            |
| PL/2025/09872 - Householder planning permission – Proposed replacement of windows, new dormer, changes to first floor layout with provision of AC units to bedrooms, replacement of flooring. Extension to outbuilding with matching roof, replacement of oil tank for smaller tank, enclosure bin area and with |

## 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.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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.

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

Parish Council – No objection

*'The Latchets is an important historical building within the village and we rely on the Conservation Officer to carefully consider the application in light of it being a grade 2 listed building'*

Conservation Officer – Comments

- *The proposed roof dormer window is considered on balance to be acceptable subject to receiving as part of the application rather than by full details of the new dormer construction including and timber casement windows to show, at a scale of not less than 1:10 details, elevations and horizontal/vertical dormer frame sections and window heads, sills and lintels to be provided at a scale of 1:10.*
- *The removal of the ground floor partition between kitchen and living room is harmful to plan form and existing fabric significance and needs to be removed from the proposal plans.*
- *The proposed elevations drawing Ref. 22010-732 identifies W.0.01 in the front kitchen window for replacement. This window is significant and is not to be replaced. This drawing needs amendment accordingly prior to any consent.*
- *The Outbuilding proposals include partial demolition and create a poor and unworkable internal space in the extended building while not resolving significant structural issues with the existing building and associated dry stone walls. I suggest this proposal be removed from the application or reviewed and amended. Any revised proposal would need to be justified for any demolition – including reference to structural issues and show reuse of all stone and stone tiles on site.*
- *The alterations to plan form and fabric on the first floor are considered to have a neutral impact on significance subject to detail of the new internal bedroom doors to be requested with the other amendments at this time rather than at condition.*

08.05.26

*'Following the amended details and drawings the applicant has resolved the issues raised in my previous comments:*

- *The proposed roof dormer window is considered on balance to be acceptable with the revised details of the new dormer.*
- *The retention of the ground floor partition between kitchen and living room preserves the plan form and existing fabric significance*
- *The significant kitchen window W.0.01 is to be retained as confirmed on the revised drawing Ref 22010-732 REV B.*
- *The Outbuilding proposals include demolition of the existing curtilage outbuilding and erection of a proposed new build will be a small office /garden utilitarian outbuilding. The building will reuse the existing stone and stone tiles with a single pitch roof, have steel windows with horizontal glazing bars and boarded ledge and brace stable style door. It will also small stone chimney stack to the west gable for a wood burner.*
- *The other alterations to first floor plan form and fabric are considered to have a neutral impact on significance. The new internal bedroom doors details have been provided and area acceptable. '*

Full comments and discussion are available on the file.

## **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.

Below is a summary of the representations 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.

None 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.

A thorough and detailed Heritage Assessment along with a full suite of plans, drawings and supporting information were provided with the proposal which clearly demonstrated comprehension of the heritage asset and its setting.

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 cottage is evident in the vernacular architecture. Its form, layout, materials, outbuildings and architectural expression/detailing which have significant aesthetic and architectural interest. The cottage makes a positive contribution to the Oaksey Conservation Area and setting of the neighbouring Church of All Saints grade I.

#### 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.

#### Dormer window

The formation of the proposed new dormer window with a hipped gable roof dormer with stone tiles and lead cheeks with traditional timber casement windows will not involve any loss of historic fabric and is well proportioned and relatively discreetly located on the lower part of the rear slope. To the right hand of the cross-gable roof feature.

On balance therefore it is considered that the dormer as proposed would-be acceptable addition to the rear roof slope.

Full details of the new dormer construction including sections has been provided at a scale of 1:10.

#### Replacement windows

In respect to the other proposals. The existing windows are identified in a window schedule on elevation drawings. They are stone mullion style with early metal frame casement windows with

original window furniture to the kitchen (W.0.0.1) and utility front windows (W.0.03) on the ground floor which are of high significance.

The rest are later early 20th century Crittall style casements set in the stone mullions except for a first floor timber casement to the gable in the front elevation.

In addition to the kitchen rear elevation there is a modern large window opening adjoining the timber boarded kitchen door with four timber casement windows in series, with storm profiles. These are early 21st century and of no significance. It is understood the opening was rebuilt when the windows were installed when the current owner brought the property to resolve a former lean-to extension built by the previous owner without consent.

The proposal is to replace the Crittall windows with a modern metal frame version with single horizontal glazing bar and slim double glazing.

The four storm profile casement windows (W.0.05) to the rear elevation are also proposed to be replaced with traditional timber flush fitting casement windows with slim double-glazed units. The applicant also wishes to slightly lower this series of casement windows to level the cill with the other rear windows on the rear elevation (W.0.04).

A windows schedule that identifies the windows to be replaced is provided. The replacement windows are in accordance with Historic England guidance Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)'

It is considered that the proposed windows to be retained are (W.0.01) and utility front windows (W.0.03). The proposed elevations drawing has been revised (22010-732 REV B) to show window W.0.01 the front kitchen window is also to be retained.

#### Demolition of Partition and Alteration to Plan Form.

In respect to the internal alterations to partition and plan form. The ground floor partition between living room and kitchen reflects the original room plan subdivision and the partition supports the beams on the subdivision between the two rooms, the kitchen beams and floor joists to the Living room integral with the significant chamfered and stopped beam to the living room.

The partition and pier between the kitchen and living room is shown to be retained on the revised Drawings Ref. 22010-712 Rev B as its loss would have been harmful to the existing plan form and the integrity of the beams and floor joists. Whilst it is understood that the structure is partly modern block work it is on the original alignment and it preserves the associated historic fabric.

The existing first-floor plan form of two bedrooms separated by a bathroom is created through modern partitions and has no significance. It is proposed to alter these to move the bathroom to the landing as a smaller shower room and have two larger bedrooms with new internal doors.

In addition, the first floor of the cottage is understood to suffer from poor thermal performance cold in winter and over hot in summer. The applicant wishes to address this by incorporating Air conditioning units to purpose built cupboards in the first-floor bedrooms.

The alterations to plan form and fabric on the first floor are considered to have a neutral impact on significance with the acceptable details of the new doors to the first-floor partitions provided.

### Outbuilding

The 19th century outbuilding appears to be a former piggery and is located to the south west corner of the rear garden. It is a simple modest outbuilding used as a garden store that incorporates the lower part of the boundary garden wall as its west back wall and has a pitched stone tile roof.

The existing building has limited eaves height about 1.5m and there is some bulging of existing walls due to the limited foundation and undermining by the roots of the adjacent cherry tree and the timber sections set within the wall. In addition, the adjoining boundary wall is dry stone and has recently partly collapsed.

The proposal as initially submitted had the south wall with the access door are demolished and a new parallel building erected on a raft slab creating a double pitch roof with central valley in stone and stone tiles and the front door relocated to the gable end.

The structural engineers indicate that the conversion of the outbuilding to an office will require the demolition of the south wall with existing door and the raising of the walls to provide sufficient headroom. The suggested raising of walls did not appear in the application drawings.

The architectural approach to double the size of the existing outbuilding with a parallel pitch roof and a new central valley gutter appears reasonable. However, the existing building has substantial structural issues and the proposed new buildings internal ceiling height under the valley gutter was to be 1.5 m making the internal use of the new office room difficult.

While there is scope for enlarging the existing shed it is apparent that the existing building and adjoining boundary walls needs some substantial structural work and rebuilding and removal of the adjoining Cherry tree undermining the walls.

The applicant has revised the outbuilding proposal. It is proposed to take down the existing building and reuse the stone and roof stone tiles to form an enlarged stone building extending the footprint to the boundary wall to the south and incorporating the section of collapsed stone wall to the footpath to the west gable side.

The proposed new build will be a small office /garden utilitarian outbuilding. The building will reuse the existing stone and stone tiles with a single pitch roof, have steel windows with horizontal glazing bars and boarded ledge and brace stable style door. It will also small stone chimney stack to the west gable for a wood burner.

This approach will cause harm through the loss of the existing outbuilding the former piggery which is curtilage listed and of significance for its historic and architectural interest. However, it is considered this loss can be balanced against the justification that includes allowing improved function and useable space, resolution of the structural issues of the existing outbuilding, rebuilding of the integral collapsed boundary walls and reuse of the stone and stone tiles.

These Conservation benefits are considered sufficient to support the taking down and rebuilding of the existing store building.

#### Garden Structures

Behind the existing dry stone garden boundary wall in front of the building there is an area screened by existing Yew hedge and willow screen fence that is used for bin storage, heating oil tank and bike storage. It is proposed to add Bike storage anchors and Condensing Unit for the Air Conditioning units in the bedrooms to this area.

It is considered that this area is already well screened and the minor additional structures will have a neutral visual impact and will be low in noise.

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.

Following the amended details and drawings the applicant has resolved the issues raised to the initial proposal. Full details of all works have been provided and no further detail is required,

#### 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?                                                                                                                                                                                            | N/A        |
| (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? | N/A        |

## **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 overall impact of the proposals on heritage assets will be neutral. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. 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:**

1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

22010-711- Rev.C

22010-732-Rev.B

22010-712- Rev.B

22010-770- Rev.A

22010-752- Rev.A

22010-743-Rev. B

Design and access statement

Received 30.03.26

22010-751-B

22010-742-B

Received 05.01.26

22010-760-A

EC21579-3 (Noise assessment)

22010-708-B

22010-750-A

22010-761-A

22010-721-B.

Air Conditioning Technical Specifications

Heritage Statement

22010-706-D

Photographs and photomontages

22010-730-A

22010-763-A

22010-710-A

22010-700-B

22010-741-A

22010-707-B

22010-701-B

Window Schedule

22010-705-C

22010-762-A  
22010-731-A  
22010-720-A  
Structural Survey  
Received 18.12.25

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