

## APPLICATION FOR LISTED BUILDING CONSENT

### OFFICER DELGATED REPORT

|                               |                                                                         |
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| <b>APPLICATION REFERENCE:</b> | PL/2026/02630                                                           |
| <b>APPLICATION TYPE:</b>      | Listed building consent (Alt/Ext)                                       |
| <b>SITE ADDRESS:</b>          | The Old Vicarage, Church Lane, Britford, Salisbury,<br>SP5 4DX          |
| <b>DESCRIPTION OF WORKS:</b>  | Like for like replacement of existing sash windows<br>and French doors. |
| <b>RECOMMENDATION:</b>        | Approve with Conditions                                                 |

#### SITE DESCRIPTION/CONTEXT



The Old Vicarage is a grade II listed building. The list entry (a means only to identify the building) reads as follows:

*'Detached house. Mostly early C19 with alterations of late C19. English and Flemish bond brick, tiled hipped roof with brick projecting end stacks; 2-span roof plan. 2-storey, 3-window front. Central half-glazed door in reeded surround with paterae, side lights and radiating arched fanlight, cast iron canopied porch of mid-C19. To either side are large canted bays with plate-glass windows of late C19. First floor has three 8-pane sashes with flat-arched heads. Toothed brick cornice. Left return has two 12-pane sashes with flat-arched heads to ground and first floors, toothed brick cornice continues from front, projecting brick stack in centre of wall. Right return has French windows and one 12-pane sash with segmental-arched head to ground floor and 9-pane and tripartite sash to first floor, large projecting brick stack in centre of wall. Rear has C20 windows to ground floor in outshut to left, to right is late C19 tile-hung wing of 2 storeys with paterae and marble fireplaces.*

It is within the Britford conservation area.

## PROPOSAL

The proposal is to replace the windows (3 sashes apiece) in two bay windows on the principal elevation (05 and 07);

Three sash windows on the first floor of the west elevation (24, 25 26,27);

To replace a French door with side-lights, on the east elevation (09).

In more detail, the Heritage statement says:

*'The intention in all cases is a direct like-for-like replacement of each window in the same apertures and to the same design as currently exists'.*

The statements says that the reason for the replacement windows is that the existing windows have had numerous historic repairs and have been overpainted, disguising long term issues and the loss of the original details in some places.

Window details have been supplied which evidence that the replacement windows (which would include replacing the boxes and cills) would be single-glazed with proper run-through glazing bars.





## RELEVANT PLANNING HISTORY

| Proposal / Summary                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14/01085/ENF - Felling of tree without correct permission - The Old Vicarage Church Lane Britford Salisbury Wiltshire SP5 4DX –                                                                                                                   |
| S/1995/1360 - Listed building consent Decision - Approve with Conditions Date: 15/11/1995 – Demolition of existing garage, construction of new garaging with studio over. Replacement window                                                      |
| S/1995/1361 - Full planning permission Decision - Approve with Conditions Date: 15/11/1995 – Construction of new garaging with studio over, following demolition of existing garage. Replacement window                                           |
| S/2000/0296 - Work to Trees in a Cons Area Decision - Approved Date: 5/4/2000 – FELL VARIOUS TREES                                                                                                                                                |
| S/2007/2043 - Listed building consent Decision - Approve with Conditions Date: 26/11/2007 – PROPOSED WINDOW TO GARAGE NORTH ELEVATION                                                                                                             |
| S/1990/0940 - Listed building consent Decision - Approve with Conditions Date: 1/8/1990 – L/B APPLICATION - GENERAL INTERNAL ALTERATIONS, WITH AMENDMENTS TO EXTERNAL ELEVATIONS                                                                  |
| S/1992/0949 - Listed building consent Decision - Approve with Conditions Date: 26/8/1992 – L/B APPLICATION - REPLACEMENT OF FRONT BOUNDARY WALL, TO INCLUDE ADJUSTMENTS TO EXISTING ACCESS                                                        |
| S/1992/0950 - Work to Trees in a Cons Area Decision - No Objection Date: 14/8/1992 – FELL ONE TREE (TOO CLOSE TO HOUSE). LOP YEW TREE TO SHAPE                                                                                                    |
| S/1998/1574 - Listed building consent Decision - Approve with Conditions Date: 13/11/1998 – INTERNAL ALTERATIONS - FORMATION OF SHOWER AND BATHROOM. FORMATION OF 2 NO. DOORWAYS. ERECTION OF PARTITION. INSERTION OF NEW ROOF LIGHT AND WINDOWS. |
| S/2002/0833 - Work to Trees in a Cons Area Decision - Approved Date: 22/5/2002 – FELL ONE MORIBUND CYPRESS (C NOOTKATENSIS) IN THE SOUTH EAST CORNER OF THE LAWN                                                                                  |
| S/1992/1139 - Full planning permission Decision - Approve with Conditions Date: 23/9/1992 – REPLACEMENT OF ONE BOUNDARY WALL WITH WALL AND RAILINGS AND ALTERATION TO ACCESS                                                                      |

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| S/2002/1161 - Listed building consent Decision - Approve with Conditions Date: 19/7/2002 – REPLACEMENT OF EXISTING WINDOW WITH FRENCH DOORS IN REAR OF GARAGE                                                                                                           |
| 15/01737/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 8/4/2015 – yew Hedge - Remove section of hedge between house and boundary as is.                                                                                                                  |
| S/2007/1675 - Listed building consent Decision - Approve with Conditions Date: 10/10/2007 – ADDITION OF FRENCH DOORS TO REAR OF GARAGE                                                                                                                                  |
| 14/08467/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 7/10/2014 – Fell 1 x 30ft Leylandi                                                                                                                                                                |
| 14/08329/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 9/10/2014 – Fell Red Cedar . Replace with indigenous species of more suitable scale and size so close to house.                                                                                   |
| 15/03817/FUL - Full planning permission Decision - Withdrawn Date: 24/6/2015 – Replacement front entrance porch canopy                                                                                                                                                  |
| 15/04111/LBC - Listed building consent Decision - Withdrawn Date: 24/6/2015 – Replacement front entrance porch canopy                                                                                                                                                   |
| 15/04112/LBC - Listed building consent Decision - Approve with Conditions Date: 25/6/2015 – Replace and widen front entrance gates                                                                                                                                      |
| 15/04407/FUL - Full planning permission Decision - Approve with Conditions Date: 25/6/2015 – Replace and widen front entrance gates                                                                                                                                     |
| 17/12017/PREAPP - Pre-Application enquiry – Opening up of existing kitchen and utility room and forming a back lobby.                                                                                                                                                   |
| 21/00958/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 8/3/2021 – Proposed change of use from disused cattle shed to home office, gym and entertaining space. Including improvement of existing building fabric and insertion of new fenestration. |
| PL/2024/09533 - Full planning permission Decision - Approve with Conditions Date: 24/1/2025 – Retain change of use of land from agricultural to equestrian use                                                                                                          |
| 19/08296/FUL - Full planning permission Decision - Approve with Conditions Date: 25/10/2019 – Proposed front extension and alterations to existing roof to allow for creation of rooms in the roof space                                                                |
| PL/2021/03179 - Full planning permission Decision - Approve with Conditions Date: 4/6/2021 – Conversion of existing barn as ancillary accommodation to existing house and change the use of the agricultural land to residential.                                       |
| PL/2021/04178 - Listed building consent Decision - Approve with Conditions Date: 4/6/2021 – Conversion of existing barn as ancillary accommodation to existing house                                                                                                    |
| PL/2026/02630 - Listed building consent (Alt/Ext) – Like for like replacement of existing sash windows and French doors.                                                                                                                                                |
| S/1989/0390 - Full planning permission Decision - Approve with Conditions Date: 3/7/1989 – ALTERATIONS AND EXTENSION AND NEW GARAGE                                                                                                                                     |
| S/82/0047 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 14/7/1982 – Extension to cottage in garden to provide two additional bedrooms                                                                                                    |
| S/82/0394 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 14/7/1982 – Extension to cottage in garden to provide two additional bedrooms                                                                                                           |

## 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).

*Modifying Historic Windows as Part of Retrofitting Energy Saving Measures* (on line guidance) advises:

'We strongly encourage owners to conserve significant historic windows wherever possible and not to replace them without good justification.'

And under the heading '**Making changes to windows in listed buildings**':

'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**'.

#### 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**

Britford Parish Council: no response received.

## **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.

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.

In this case, a heritage statement has been submitted (and written) by the project architect. However, 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, **in so far as it relates to the current application**, lies largely with:

Its siting in relationship to the church, reinforcing an appreciation that this is a former rectory;  
Its siting within a large plot, allowing views towards the building from a number of angles;  
That the plot is enclosed by a low brick wall with railings;  
Its architecture, being clearly Georgian/regency;  
The attractive mellow red brickwork;  
The hipped plain clay tile roof with two brick stacks;  
The symmetry of the handling of the front elevation;  
The centrally locate timber ‘front door’ with the regency-style metal canopy;  
The small pane timber sash windows without horns.

### 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.

### Officer assessment of the proposals

The application is for the proposed replacement of some windows and a set of French doors which are beyond 'reasonable repair'.

Window details for each of the windows (including sections) have been provided. The details evidence single-glazed sash windows timber windows with proper run-through glazing bars, slim double-glazed units and an implied putty finish. From the Heritage statement:

*'Old glass be carefully salvaged and reused if felt appropriate any new glass will be of a similar thickness and opacity.'*

*'Where practicable, ironmongery will be overhauled and reused, however there is a mixture of ironmongery throughout the property and suitable lifts and catches will be sourced to match.'*

*'The sliding sash windows will be counterbalanced with new pulleys and weights. Springs counterbalances will not be used as this significantly alters the detailing and appearance of the window.'*

The French doors, which are not historic, would also be replaced 'like-for-like'.

### 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? |   |

## CONCLUSION

The existing windows are in a poor state of repair and likely replacements. They are beyond reasonable repair. The proposal is to replace them like-for-like ie single-gazed but in a hardwood (painted). Historic glass, where salvageable, will be re-used. The new boxes will be traditional lead weights and sash cords.

The proposals accords with good conservation practice as advised by Historic England in their guidance Making Changes to Heritage Assets (HEAN 2, February 2016) in that there would be minimal intervention with the original materials only being replaced where these have failed in their purpose and like-for-like repairs would be undertaken using materials and detailing that would match the original in appearance.

As such, there would be some minor harm as a result of the loss of historic fabric (timber and possible glass) but that would be outweighed by the benefits of maintaining the building in a good condition and thereby securing its future preservation. As such, the proposals would be in accordance with Section 16 of the Planning LBCA Act 1990.

As the new window replicate the existing arrangement and design of the windows the proposals would preserve the Britford Conservation Area in accordance with section 72 of the Planning LBCA Act 1990.

## RECOMMENDATION:

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

Standard 3 years LBC

Plans condition

Glazing to be held in by putty

Condition re clarifying which panes are historic glass and where they will be reinstalled