

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02702
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Barters Farm, 45 High Street, Chapmanslade, Westbury, BA13 4AL
DESCRIPTION OF WORKS:	Proposed replacement windows to first floor (South elevation)
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Barters Farmhouse is a grade II listed building. The list entry, which is a means to identify a building only, reads as follows:

'Farmhouse, now detached house. Early C18. Rendered, half-hipped Welsh slate roof, brick stacks. Through passage plan. Two-storey, 5-window. English garden wall bond brick gabled porch with bull's- eyes to sides, planked and studded inner door, two 3-light cyma-mullioned casements with hoodmoulds to right and 2-light and 3- light mullioned casements with hoodmoulds to left. First floor has two 2-light and three 3-light cyma-mullioned casements. Right return has 2-light casement to ground floor and 2-light cyma- mullioned casement to first floor. Left return has C20 casements. Rear has 3-light cyma-mullioned casement to left, glazed door and mullioned casement to right within C20 conservatory, first floor has two 2-light single light casements. Lean-to extension to left and single-storey extension to right. Interior said to have two open fireplaces and chamfered beams.'



It is within the Chapmanslade conservation area.

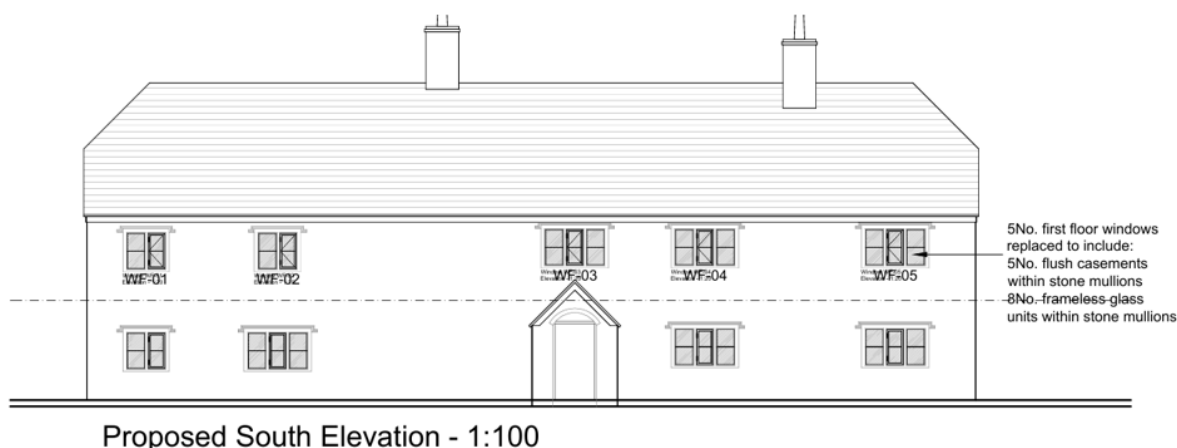
PROPOSAL

The application is for the replacement of 5 1st floor windows on the south elevation. The agent claims that the existing windows are in a poor state of repair and are causing leaks. The agent claims the changes have 'little or no impact on the 'original' historic fabric of the building and enhance the appearance of these later additions'.

The windows are number WF-01 to WF-05 going from left to right.

The windows are a combination of painted timber casement windows and frameless glazing within stone mullions. The proposal is to replace 'like-for-like' ie single glazed windows in frames or directly glazed. The horizontal glazing bars would be run-through glazing bars in respect of the new timber casement windows or applied bars (ie not run-through) in respect of the directly rebated glazing.

Details, including sections, have been supplied.



An assessment of the survival of characterful glass has been provided. The agent confirms that there are 4 panes: WF-01, WF-03, WF-04, WF-05. The agent says that these panes will be salvaged and re-used.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/09220 - Listed building consent Decision - Approve with Conditions Date: 22/11/2021 – Proposed replacement windows and rear door.
ENQ/2022/00502 - Pre-Application enquiry Decision - Pre-App Response Date: 27/6/2022 – Replace existing windows with double glazed windows
14/01916/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 11/3/2014 – Internal alterations to facilitate creation of second bathroom.

13/01186/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 16/10/2013 – Repairs to listed building
14/09261/LBC - Listed building consent Decision - Approve with Conditions Date: 12/12/2014 – Conversion of bedroom to bathroom. Conversion of existing bathroom into a shower room.
W/88/02152/LBC - Listed building consent Decision - Approved Date: 10/1/1989 – Extension to existing modern kitchen to provide utility area and downstairs wc
W/87/00819/FUL - Full planning permission Decision - Approve with Conditions Date: 7/7/1987 – Extension
17/04325/FUL - Full planning permission Decision - Approve with Conditions Date: 25/9/2017 – Single storey rear extension
PL/2021/09062 - Householder planning permission Decision - Approve with Conditions Date: 21/12/2021 – Proposed attic conversion with 2 No. dormer windows.
PL/2022/08195 - Householder planning permission Decision - Approve with Conditions Date: 3/2/2023 – Construction of an oak frame double garage
W/82/00094/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 2/3/1982 – Double garage with turning space

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.

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

Chapmanslade 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.

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.

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, the agent has supplied a 'Design, Access and Heritage' statement. 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 and in so far as it relates to the current application, lies largely with:

- Its siting – set back (and slightly elevated) from the road but with its principal elevation facing the road;
- Its architecture;
- The use of local traditional vernacular materials,
- The stone mullioned windows (some being directly glazed);
- The low stone wall that runs along the front boundary.

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 impact of the proposals

The agent explains that the existing windows are in a poor state of repair and have been repaired in the past. The repairs are failing. The agent also claims that the existing windows are 'later' windows ie not original.

Given the proposal is to replace the existing windows 'like for like' ie with new single glazed flush casement windows or with direct glazing, no objection is proposed.

It should be noted that the casement windows will have proper run-through glazing bars whereas the directly glazed windows will be a single-sheet of glass with an applied glazing bar.

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?	
(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): 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 proposals may result in the loss of historic fabric, however, the proposals will result in the adjacent historic fabric being protected as a result of there no longer being water seepage into the walls. Therefore, on balance, the proposals are considered to be acceptable as 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:

Standard 3 years

That the four panes of characterful glass, as identified in the agent's email of the 17/6/2026, shall be salvaged and incorporated into the new casement windows unless otherwise agreed in writing with the LPA.

Plans condition

