



Listed Living

Kathryn Melhuish BA MA (Arch Cons) IHBC

Built Heritage Consultant

Contact: 07875 415388

Email: listedliving@outlook.com

<https://listedliving.co.uk>

HERITAGE STATEMENT

Friarton

Semley

Shaftesbury



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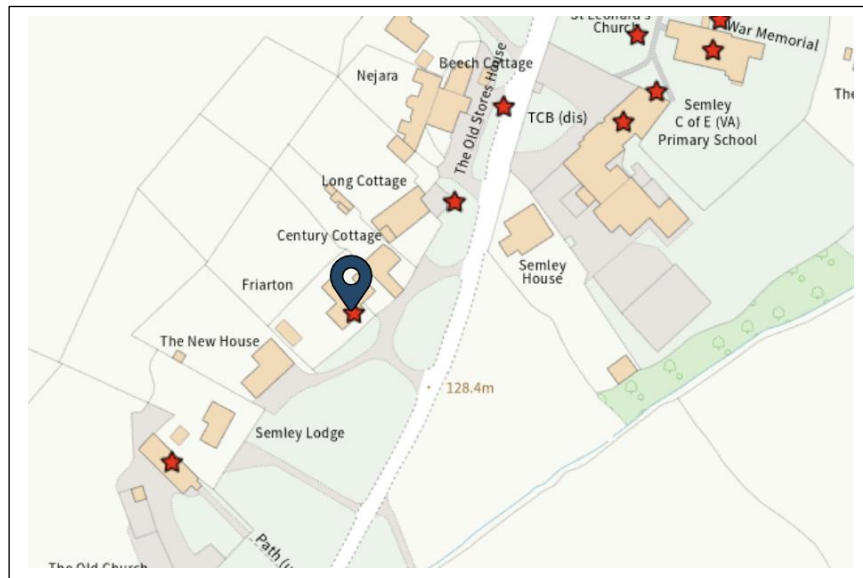
SUMMARY

In April 2026 Listed Living were instructed to carry out a Heritage Statement for Friarton at Semley, to replace an unauthorised double glazed timber window with a new timber sash to match the details of the recently consented windows in Ap PL/2026/00187.

As required under section 207 of the NPPF the assessment of significance is proportionate to the proposed works and focuses on historic works to the side elevation.

The works represent a betterment to the existing window, which was installed without the benefit of consent, and positively contributes to the character and setting of the listed building and the wider Conservation Area.

LOCATION PLAN



Friarton

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

3.4. Subsection (1) provides: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

National Planning Policy Framework (NPPF) Chapter 16: Conserving and enhancing the historic environment

The National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 202) as ranging from “...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

A key policy section within the NPPF (Paras. 207- 208) states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning

authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

Para 208. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

Para. 209 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.

Of considerable importance to the planning process, para. 210 states that “In determining applications, local planning authorities should take account of: a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c. the desirability of new development making a positive contribution to local character and distinctiveness. Considering potential impacts

In respect of impact assessment, para. 212 sets out 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

HISTORICAL SUMMARY/SIGNIFICANCE

Friarton is a Grade II Listed Building situated in the Conservation Area of Semley, the list description describes;

Detached house. Early C19. Dressed limestone, Welsh slate hipped roof, gable end brick stacks. Two-storey, 3-window. Central 6-panelled door with transom light in ovolo-moulded architrave, 12-pane sash either side. First floor has three 12-pane sashes in moulded architraves. Garage attached to right return. Rear and interior not accessible at time of survey (January 1986).

Further research has been carried out on the property (Heritage Statement SIMUL Consultants Ltd) which suggests that the property was constructed in 5 distinct phases, and originally was called Rose cottage. Phase 1 of construction was around 1840 when a modest cottage was built in the plot, shortly after in the mid 19th Century the cottage was extended to the South East facing the road and gentrified with a Regency style frontage, featuring elegant sash windows, and Ashlar stone under a Welsh slate hipped roof. This change illustrates the changing styles of living, and as such has architectural and historic significance.

Phase 3 saw the house extended to the south -west to enlarge the rear hallway, and the 1877 OS 1st Edition shows the Phase 3 complete.

Phase 4 was constructed in the late 19th Century and early 20th Century, and saw a historic shop built adjacent to Friarton. This shop has since been lost, and only historic evidence remains. (See Figure 1)

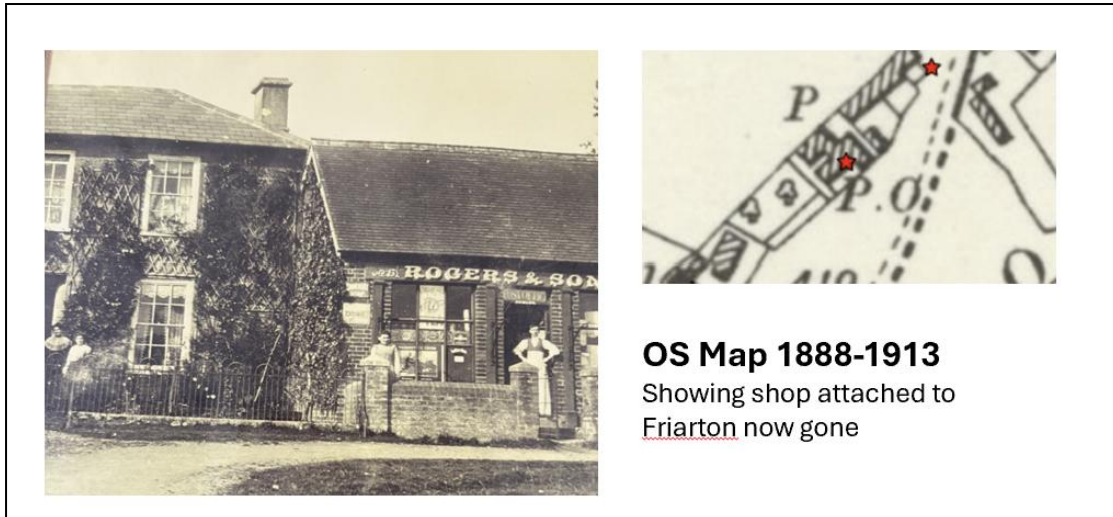


Figure 1

Phase 5 saw alterations in the mid to late 20th Century, and Friarton became Listed in 1987.

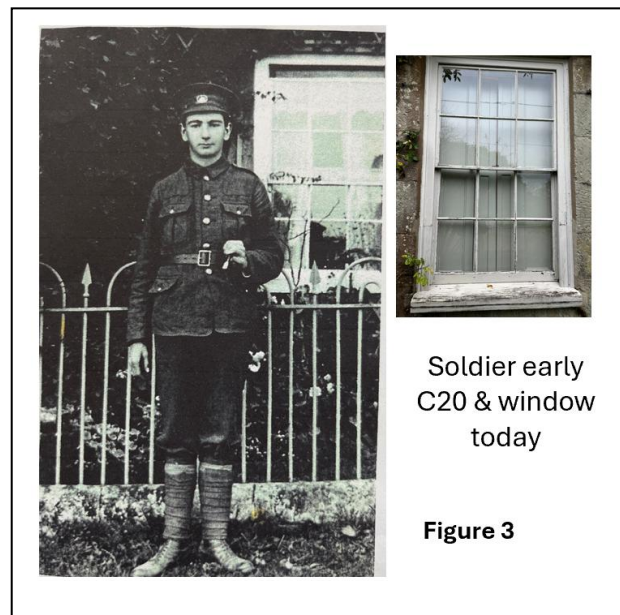
MID 19 CENTURY FAÇADE

The mid 19 century front elevation signals the change in society values, when it showed status to gentrify one's house. Friarton has elegant sash windows, with a central Georgian door, set in an ashlar façade under a slate roof. The significance of this elevation therefore can be derived from its architectural, historic and communal significance. (See Figure 2)



Figure 2

Interestingly on closer inspection of the façade it appears that some alterations have occurred to the façade in the C20, which are not instantly apparent. There is a photo of a soldier standing outside of Friarton by the railings, and the photo indicates that the window levels have changed. (See Figure 3) On closer inspection it would appear that when the window cills were replaced in the C20, the window was slightly elongated to allow for a deeper cill.



This can also be seen in an early C20 photo which shows the historic adjoining shop, when comparing WGF5 with the historic image the cill level is lower and it would appear that the box detailing has been altered. (See Fig 4)



Figure 4

PRESENTING ISSUES

This application proposes to seek Consent to replace a window on the West Side elevation that was installed without the benefit of Consent. The proposed new window will match the details of the consented windows in application PL/2026/00187. My Clients are aware that an enforcement case has been opened on this window and are submitting this application to rectify the unauthorised works and negate the need for further enforcement action.

HISTORY; THE FRONT WEST SIDE ELEVATION

Historically there was a substantial Glasshouse on the side of the window, and photos from the early 1900s show this structure in place. (see Fig 5). The structure was glazed timber over a brick plinth, and as would be expected there was no door opening to the main house, but there was a window.

The property changed ownership in the 1960's, when Mr and Mrs Major purchased the property. A survey from the time describes the 'lean to greenhouse' as being in a dilapidated state.

The property was then listed in 1987.

In 1991 Consent was sought for a replacement greenhouse/conservatory by the Majors, and listed building consent was granted on 14 August 1991 This permitted:

“Erection of greenhouse/conservatory on south-west wall of house (replace earlier one) and replacing window with doorway”

When Mr and Mrs Meeston purchased the property in 1997, the Conservatory was in a poor condition as it had been constructed using a soft wood which was failing (See Fig 6). It clearly had no historic interest remaining and it was a different design to the historic early C20 structure. Photographic evidence show that the structure was in a poor state of repair.

Due to its poor condition, Mr and Mrs Meeston removed the greenhouse and replaced the softwood door with a window.

Please note my clients are now fully aware that they should have applied for Listed Building Consent to make these changes. The works were being supervised by an Architect Ralph Morrow, and wrongly they believed that as an experienced architect he would have known and obtained any necessary consents.

However, given the works reinstated a window, where there was an historic window, these works are fortunately not overly contentious.

The window replacement was constructed from poor quality soft wood, typical of the 1990's, and began to fall in a state of disrepair, and became rotten. Given the poor state of repair my clients instructed Beehive Joinery to replace the window, and unfortunately, they did not realise that Listed Building Consent was required.

The replacement window is 6 over 6 fully double-glazed timber window, complete with horns to the top Sash, (See Figure 7) lacking the refinement that one would expect on a Listed Building.

This leads us to the present situation, and the Conservation Officer Jocelyn Sage sent an email informing my clients this works is illegal and must be rectified.

My clients would clearly prefer to leave the window in place, however they do understand that the window is not appropriate and have appointed Listed Living to submit an application for a new window.

PROPOSED WORKS

The proposed new sash window will match the details of the consented windows in application PL/2026/00187, Granted Consent on 15/4/2026. (See Figure 8)

Justification for Works

Windows

The proposed window replacement will use the prevalent glazing bar detail, which is lambs tongue which dates from the mid C19, using 12mm slim line double glazed units and slender glazing bars without horns. This design will restore the traditional character of this window and positively enhance the character of the West elevation and views from the wider Conservation Area. And whilst we do not know the original design of the window it is very probable that it matched the design of the front elevation.

Therefore, this replacement window can be considered a betterment from the existing restoring historic character to this elevation, whilst sensitively upgrading the window in accordance with guidance contained within Historic England's Document 'Traditional Windows Their Care, Repair and Upgrading'.

The proposed new window is also in accordance with advice contained within 'Adapting Historic Buildings for Energy and Carbon Efficiency' Historic England Advice Note 18 (HEAN 18).

CONCLUSION

The proposed replacement window can be seen as betterment to that presently in situ, and as such will have a positive impact on the character and setting of the Listed Building and wider Conservation Area.

The works will sensitively replicate the historic character of the house and ensure a sustainable future for the Heritage Asset.

It has been concluded that the works will cause no harm to historic fabric and will enhance the character of the Listed Building and wider Conservation Area.

This is all in accordance with the NPPF Section 3.15 which states:

“In determining applications, local planning authorities should take account of: a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

Therefore, we respectfully request that Listed Building Consent is Granted for the proposed window.

Report Written by Kathryn Melhuish BA, MA (Arch Cons) IHBC



Figure 5: Early C20 photos of conservatory



Figure 6 : Photo of Conservatory in 1997 showing Door. Conservatory Clearly different to the original early C20



Figure 7: Existing- Internal and External Photos of Window SL1

Figure 8: Proposed Section Details for Window SL1

