



PLANNING AND HERITAGE STATEMENT

Project: '7 Replacement Windows'

Address: Flat 5, Inner Silk Mills, Malmesbury, SN16 9LP

Applicant: Mrs Wilton

Date: July 2026

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1 Introduction

1.1 LP Planning Consultants have been instructed by Mrs Wilton to prepare a Planning and Heritage Statement to accompany a planning application for full planning and listed building consent for ‘replacement windows’ at Flat 5, Inner Silk Mills, Malmesbury, SN16 9LP.

1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015, nevertheless this statement sets out in full the planning issues in support of the application.

1.3 This Statement should be read in conjunction with the following plans:

- 26-1122-200 - Photographic Elevations
- 26-1122-201 - Window 1 Details
- 26-1122-202 - Window 2 Details
- 26-1122-203 - Window 3 Details
- 26-1122-204 - Window 4 Details
- 26-1122-205 - Window 5 Details
- 26-1122-206 - Window 6 Details
- 26-1122-207 - Window 7 Details
- 26-1122-LOC1 - Location Plan
- HS Glazing System Specification
- SlimLite (Krypton) Specification

2. Description of Site and Context

2.1 The Inner Silk Mills is a Grade II listed detached building that was converted into 15 flats in the 1980s. The building is also within the Malmesbury Conservation Area.

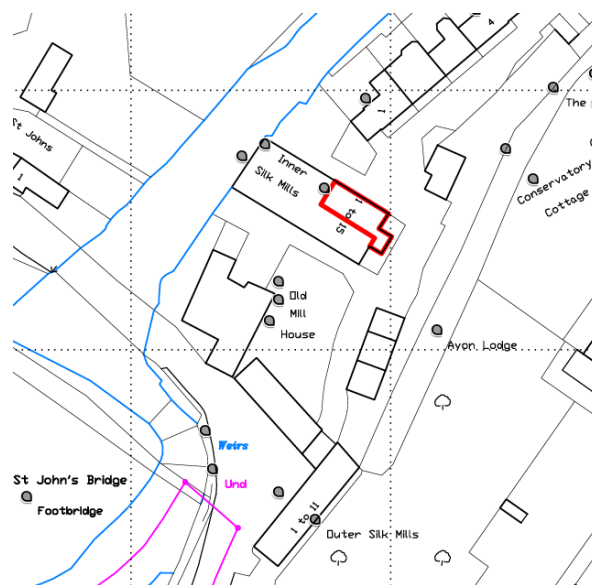


Figure 1: Site Location

2.2 To the north and west of the property there are other existing dwellings with Waitrose to the east and Priory Roundabout to the southeast. The River Avon runs along the northern boundary of the site.



Figure 2: Inner Silk Mills (Flat 5 is on the first floor)

3. Planning History

3.1 The table below summarises the planning history available on Wiltshire Council's website.

Application No.	Description	Decision
17/12225/LBC	Replacement of gas boiler and flue (retrospective)	Approved 2018
N/08/01137/LBC	Replacement of all timber single glazed windows with white PVC double glazed windows.	Withdrawn 2008
N/04/02280/LBC	Installation of a boiler flue	LBC approved 2004
N/01/00948/LBC	Provision of natural stone tile exterior window cills to south west side of building	Approved 2001
N/92/00636/LBC	Installation of a gas flue	Approved 1992
N/83/0738/F & N/93/0739/LB	Conversion of silk mill into 15 flats.	Approved 1983

3.2 Pre-application advice was received from Alex Marsh (Senior Conservation Officer) on the 10th February 2026). The advice received was as follows and this application therefore proposed slim double-glazed units that are replicas of the existing windows:

Hi Jenny thanks for the photograph.

You will need Listed Building Consent to replace any windows in a listed building and as the property is a flat, you need planning permission as well so that the window detail can be consistent across the wider building.

In this instance, the window is a 20th century replacement and is not of a traditional appearance. Under the Historic England guidance, it is possible to insert slim double-glazed units 12 - 14 mm into any replacement as long as the replacement is traditional in materials (timber) and appearance. In this case, it should be a replica of the existing windows.

I hope this assists.

Alex Marsh
Senior Conservation Officer
North
Planning

4. Description of Development

4.1 The description of development for this full planning and listed building consent application is: *“Seven replacement windows”*.

4.2 The proposal involves replacing the 7 windows that serve flat 5 at Inner Silk Mills. The existing timber single glazed windows will be replaced with double glazed timber windows with a white paint to match existing. This is in line with the advice received from a Senior Conservation Officer at Wiltshire Council prior to submission.

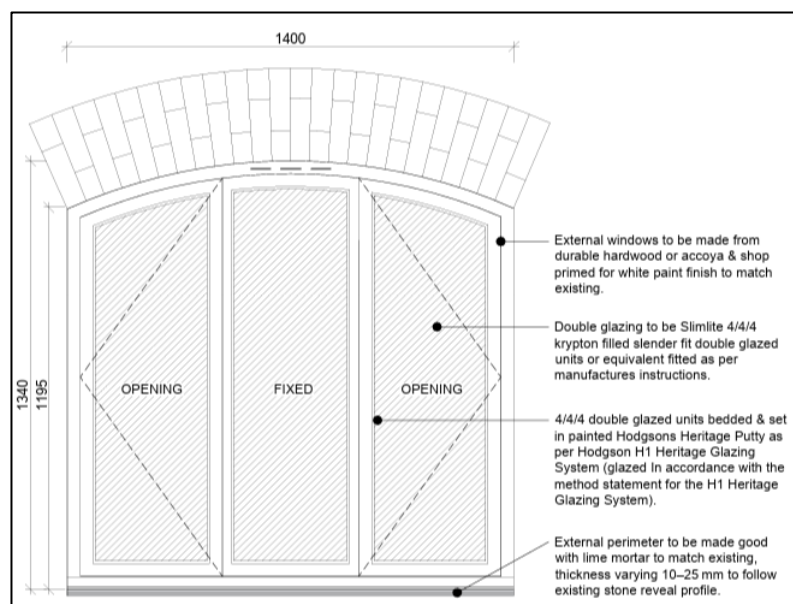


Figure 3: Extract of detail submitted for window 2,3,4,6 and 7

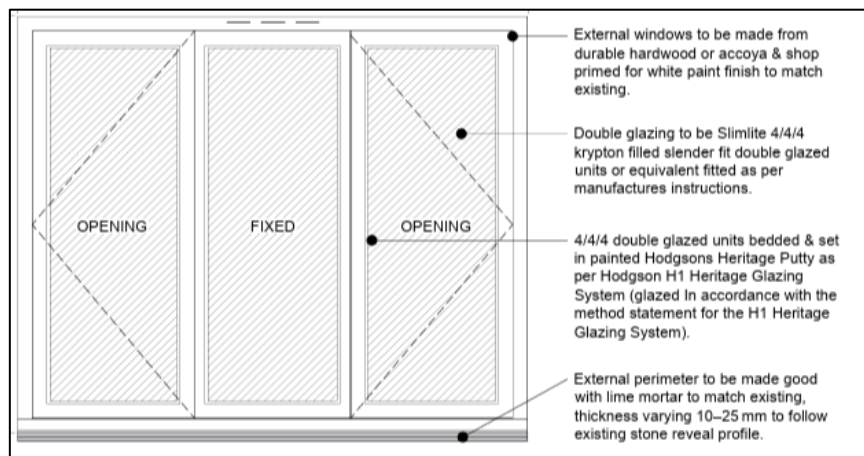


Figure 4: Extract of detail submitted for windows 1 and 5

6 Planning Policies

6.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

6.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

- Core Policy 58: Ensuring the Conservation of the Historic Environment

6.3 The Development Plan also comprises saved policies of the former North Wiltshire Local Plan which have been 'saved'. Malmesbury also has an adopted Neighbourhood Plan (2015)

6.4 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development and seeks to make effective use of land and buildings.

6.5 The relevance of the above policies is set out in the detailed planning assessment below.

7 Planning Assessment

7.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of development
- The impact upon the character and appearance of the area and heritage assets

Principle of Development

7.2 The windows need replacing due to them reaching the end of their usable life and are no longer practical or economically viable to repair. They have been in place since the building was first converted into flats in the 1980s.

7.3 The principle of undertaking alterations to an existing building is acceptable subject to according with other relevant policies, such as, in this case, those that seek to preserve and enhance listed buildings and other designated heritage assets such as conservation areas. This is discussed further below.

Impact upon the Character and Appearance of the Area & Heritage Assets

7.4 Planning policies CP51, CP57 and chapter 12 of the NPPF more generally seek to ensure high quality design in new developments whilst also protecting, conserving and where possible, enhancing landscape character.

7.5 CP58 '*Ensuring the Conservation of the Historic Environment*' reiterates the approach set out in national policy to ensure that all development should protect, conserve and where possible enhance the historic environment.

7.6 In terms of the site's location and any applicable sensitivities, it includes a listed building and is within a Conservation Area.

7.7 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

7.8 Section 72(1) of the Act also requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

7.9 Inner Silk Mills is Grade II listed (listed in December 1951), with the listing description (naming the building as Avon Mills, Inner Buildings) stating:

Details

MALMESBURY

ST9386 ST JOHN'S BRIDGE 758-1/3/294 (East side) 12/12/51 Avon Mills, Inner Buildings

GV II

Woollen mill, now flats. 1790 for Francis Hill, converted 1984. Limestone rubble with brick dressings and a slate roof. Single-depth plan. 5 storeys and attic; 11-window range. A regular range with brick segmental heads to C20 3-light casements, similar 3-window S entrance gable with a central late C20 2-storey porch with steps up to the doorway, and 2-window W gable. N elevation has 4-storey former hoisting bay 3 from E end. INTERIOR: not inspected, but reported to be largely late C20. HISTORICAL NOTE: originally called Burton Hill Mill, enlarged 1803, and converted to steam power 1838. Various uses include a corn mill c1825 and a silk mill c1850. (Victoria History of the Counties of England: Crowley DA: Wiltshire: 1991-: 146).

Listing NGR: ST9358786932

7.10 Paragraph 210 of the NPPF says, *“In determining applications, local planning authorities should take account of: The desirability of new development making a positive contribution to the local character and distinctiveness”*. In considering potential impacts in respect of the historic environment, the NPPF says at paragraph 213, *“any harm to... the significant of a designated heritage asset (from its alteration or destruction, or from development with its setting), should require clear and convincing justification”*.

7.11 The proposal to replace the windows with double glazing has been previously discussed with a Senior Conservation Officer and as the appearance will be the same as existing (white painted timber), the building’s architectural interest will be maintained and there will be no harm caused to the listed building or the wider setting of the Malmesbury Conservation Area.

7.12 The proposals therefore accord with Core Policy 58 as well as the Malmesbury Neighbourhood Plan which seeks to ensure all developments are of a high quality and respect the character of Malmesbury.

8. Conclusions

8.1 The application seeks planning permission and listed building consent to replace 7 windows (all windows that serve flat 5) with double glazed timber windows (painted white to match the existing windows and all other windows at Inner Silk Mills).

8.2 Given there will be no change in the overall appearance and character of the windows, there will be no harm to designated heritage assets and it is requested the application be approved without delay.