

HERITAGE STATEMENT

In respect of:

**REINSTATEMENT OF TIMBER CASEMENT WINDOWS AND
RETENTION OF FRENCH DOORS IN FRONT ELEVATION AND
RETENTION OF DOUBLE-GLAZED WINDOWS IN REAR
ELEVATION**

Site Address:

APPLEGARTH, OGBOURNE ST GEORGE, SN8 1SU

On behalf of:

Mr Julian Clauson

Date:

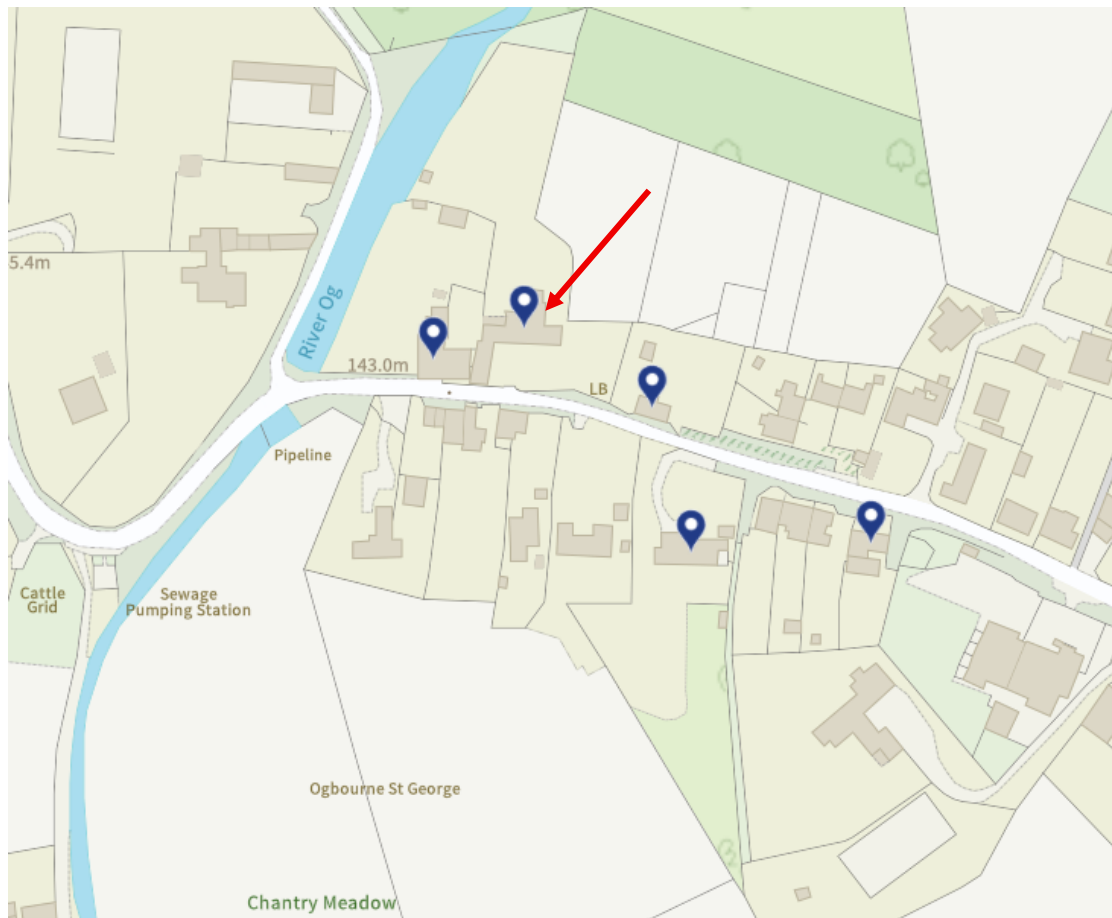
July 2026



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Introduction

- 1.1 This report accompanies an application for listed building consent for the retention and reinstatement of windows at Applegarth, a Grade II listed thatched cottage within the Ogbourne St George conservation area. The building is on the north side of the main village street, set back from the highway within a generous garden plot. At right angles on the left is a single-storey brick built and tiled roof outbuilding, now double garage and ancillary accommodation, creating an L-shaped enclosure to the front garden.



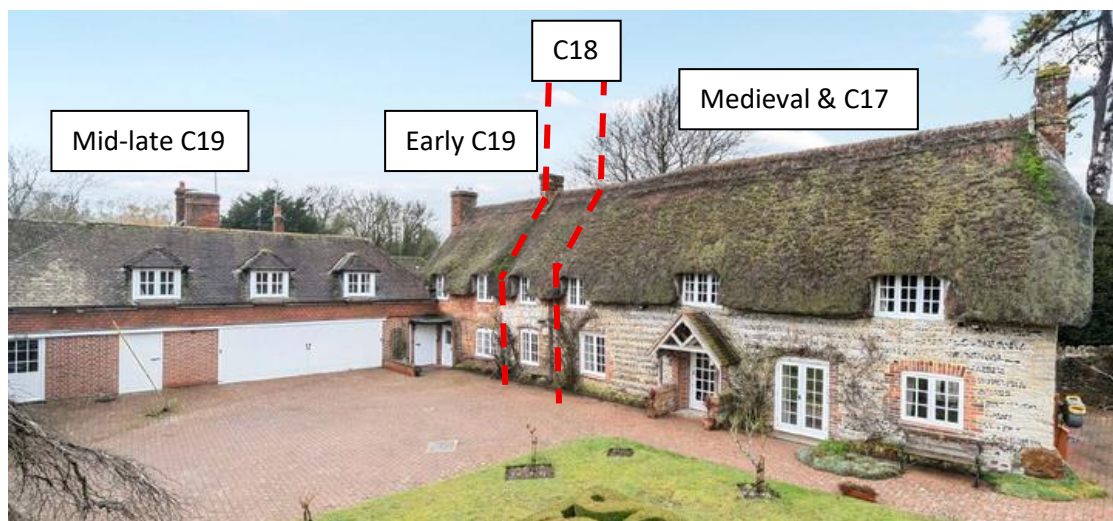
Plan from the National Heritage List for England website – Listed buildings identified by blue markers and Applegarth highlighted with a red arrow

- 1.2 The report was commissioned by the applicant, Mr Julian Clauson, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 207 of the National Planning Policy Framework (NPPF, December 2024). A site inspection was undertaken on 29 April 2026.

History

- 1.3 Applegarth became Grade II* listed on 2 September 1986. The list description reads:

*'House. Medieval, C17, C18 and early C19. Right 3 bays banded flint and stone, extended by 1 bay to left in C18, sarsen and chalkstone with brick dressings, and by a further 2 bays in early C19, all brickwork. Continuous thatched roof. The right 3-bay block has a central entrance, **now a glazed garden door**, and **timber casement windows**. **Three flush half-dormers**. The C18 bay has **similar windows** and gable brick stack with datestone reading ICC / I**. Left bays also have **similar windows** and half-glazed door to last bay and large gable stack. Outbuildings attached at right angles at end. Interior: Right 3 bays contain two short principal cruck trusses with chamfered arch braces to collars, the feet of the braces being continued by tenoned pieces down below the top of the walls. Saddle apex type C to east truss, scratch numbered I, and yoked apex clasping diagonal ridge piece to second truss, scratch marked II. Single cusped heavy windbraces to all 3 bays, and wall plate mortice on blades testify to original timber framed structure. Fire blackening to apex toward west end. C18 bay probably replaces original parlour end. This bay has, on ground floor, fine stone fireplace with moulded arch and jambs and wine-glass stops, reset here from cottage opposite the New Inn, High Street. On first floor of this bay, a duck's nest cast iron fireplace with date G III R. (Wilbr B.2343).'*



Front of Applegarth showing phasing

- 1.4 In c1986, following the requisite permissions, a canopy porch was added to the front of the cottage and single-storey lean-to extension was built at the rear to provide a utility room.

1.5 Within the last few years, the following alterations to fenestration have been undertaken without the benefit of listed building consent:

- Front elevation - Replacement of the paired, flush-fitting single-glazed casement windows having fine glazing bars in the four left-hand dormers on the front façade with double-glazed windows having ‘applied’ ovolo-moulded glazing bars and incorporating a sub-cill (note, the windows were salvaged and stored in the outbuilding – see images below);
- Front elevation - Replacement of the modern single-glazed multi-pane French doors with double-glazed doors having applied glazing bars;
- Rear elevation – Replacement of the corner window of the c1988 utility extension with a flush-fitting double-glazed window with applied glazing bars;
- Rear elevation - Replacement of two c1970s single-glazed flush-fitting timber casement windows in the rear family room lean-to with double-glazed windows having applied glazing bars.



Front façade showing the four left-hand dormer windows and French doors prior to replacement



Front façade French doors prior to replacement



Front façade French doors – double-glazed replacements with applied glazing bars



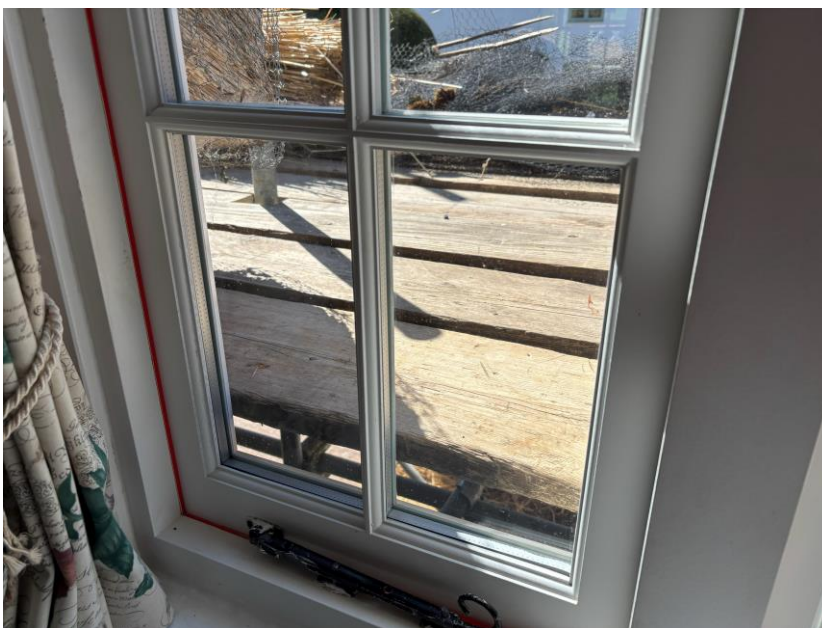
Front façade – Dormer second from left prior to replacement of single-glazed window



Same dormer as above with replacement double-glazed window having applied glazing bars and additional sub-cill



Front façade – Close up of one of the surviving casement windows from the inside showing single-glazing and fine glazing bars



Front façade - Close-up of one of the replacement dormer windows showing the ovolo-moulded applied glazing bars



Two sets of the historic windows from the front dormers retained within the outbuilding; slender profile glazing bars (windows probably dating from the C19)



The other two salvaged sets of historic windows from the front dormers (windows thought to date from the early C20)



Rear elevation – c1988 utility lean-to extension on the right; older family room lean-to on the left



Rear elevation – Replacement double-glazed corner window in the c1988 utility extension



Rear elevation – Two replacement double-glazed windows in the side of the rear family room lean-to

Pre-Application Enquiry

1.6 The applicant submitted a pre-application enquiry in January 2026 in relation to the replacement windows (reference ENQ/2026/00216). The conservation officer's comments on the pre-application are summarised below:

- The front dormer windows have not been replaced in line with Historic England guidance or conservation best practice, i.e., that repair should be the first consideration for historic windows;
- The front elevation is of high significance and even though two of the four windows that were replaced were 20th century, they were of appropriate style and detail;
- The double-glazed replacement front windows are not of appropriate design or detail and have had a harmful effect on significance;
- The French doors on the frontage and the three windows that have been replaced at the rear were modern and not of special interest.

1.7 The pre-application response included the following informal response from Historic England:

We understand that the first floor casement windows, which were later replacements but historic, have been replaced with double glazing with stick on glazing bars. The historic casements have been retained but not the frames. The ground floor French doors at the front were also replaced with double glazed doors. The rest of the front elevation casement windows are single glazed.

Some of the windows at the rear of the building (mostly in later extensions) have also been replaced with double glazing.

We agree that the replacement windows at the back of the house are likely to be acceptable given these are predominantly within later lean-to extensions.

The replacement windows at the front, however, contrast with the detailing of the remaining single-glazed casements and incorporate an inappropriate timber sill detail.

We agree that the best route would be to reuse the timber casements in new frames. We recommend single glazing given the narrow profile of the glazing bars and that the other windows are single glazed. Secondary glazing could potentially be installed to improve thermal efficiency.

Given that the replacement French doors by their nature contrast with the other windows and we do not know the age of the replaced doors we would consider it acceptable to retain these subject to securing LBC.

- 1.8 The council's pre-application response concluded that the following items are likely to be supported and should be the subject of a listed building consent application:

- The retention of the replacement French doors and the three windows at the rear;
- The removal of the 4No. double glazed units in the front dormers and the reinstatement of the salvaged single-glazed windows (following necessary repair) within new frames.

Significance

- 1.9 Applegarth is a Grade II* listed building and is therefore a designated heritage asset of national importance and more than special interest. It is of significance as a good example of a 17th century vernacular cottage having medieval origins, constructed in traditional materials and with an intact cruck truss roof. The evolution of the cottage in the 18th and early 19th century is evident in the variation in wall materials. The long, thatched roof is an attractive and unifying feature. The cottage also contributes to the historic fabric and aesthetic character of the village and makes a positive contribution to the conservation area.

- 1.10 The front elevation of the cottage is of high significance and a key constituent of this is the traditional multi-pane casement windows with their characterful single-glazing and slender glazing bars. The replacement double-glazed dormer windows with applied glazing bars and the sub-cills are of inappropriate design and detail that detracts from the appearance of the front elevation.
- 1.11 Of the salvaged dormer windows, the two sets of 19th century casements are older and of higher significance than the two sets of early 20th century casements, but all are of value to the architectural and historic interest of the house.
- 1.12 The later rear additions and their windows are of less significance although the use of timber multi-pane casements are of sympathetic materials and proportions that contribute to the building's cottage aesthetic.

Policy Framework

- 1.13 A statutory duty exists under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent for development that affects a listed building or its setting to 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.
- 1.14 In addition, section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 1.15 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.
- 1.16 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 1.17 Paragraph 212 of the NPPF advises 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.

- 1.18 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 1.19 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 1.20 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 1.21 Section 14 of the NPPF provides advice regarding the role of the planning system in helping to meet the challenge of climate change. Paragraph 161 advises the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 1.22 The Historic England guidance *Traditional Windows – Their care, repair and upgrading* (February 2017) promotes the retention of windows that contribute to the significance of listed buildings. *Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency* (HEAN18, July 2024) further explains:

'Our historic buildings must continue to change and evolve if they are to both contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. If done thoughtfully and carefully, these changes can achieve the complementary goals of protecting our heritage and adapting to a

changing climate. Historic England has produced this Advice Note to provide clarity on key considerations and to support consistent decision making'

- 1.23 In relation to windows that do not contribute to significance, Paragraph 82 of HEAN18 says:

82. Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable.

- Many historic buildings have windows which are relatively recent and do not contribute to a building's special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance.
- This will not be so in the case of original or other windows which contribute positively to a building's special interest through both historic fabric and design. Such windows should not be replaced (although their panes could be replaced with slim-profile or vacuum double-glazing within the existing frames - see above). Stuck-on or applied glazing bars rarely replicate the character of historic windows and are unlikely to be acceptable.
- Listed building consent is likely to be required, as such works will normally affect the special interest of the building.

- 1.24 Paragraph 81 of HEAN18 says regarding the installation of slim-profile double-glazed units:

81. Installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable.

- The use of slim-profile or vacuum double-glazing can allow the installation of double-glazing in historic buildings alongside the retention of existing window frames.
- Many historic window frames will be capable of accommodating such glazing. Original glazing bars should be retained, and windows should be refurbished and draught proofed at the same time to fully benefit from double-glazing. Sash windows may need heavier weights to balance the increased weight of the glass.
- Exceptions in which such installations are unlikely to be acceptable will include windows which retain historic glass of interest, windows of historic or architectural interest whose frames / glazing bars cannot support slim-profile or vacuum double-glazing, and windows with leaded lights.
- Listed building consent is likely to be required, unless replacing panes in modern windows.

Application Proposals

- 1.25 In line with officers' recommendations from the pre-application enquiry, the current application seeks permission for:
1. Removal of the double-glazed dormer windows on the front of the house and reinstatement of the 4 No. salvaged windows;
 2. Retention of the double-glazed French doors on the front of the house;
 3. Retention of 3 No. double-glazed windows on the rear of the house.
- 1.26 In respect of the restatement of the 4No. front windows, a schedule of repairs has been received by a local building/decorating/repair contractor (see schedule of works submitted with the application). Each of the windows is itemised in the schedule and the repairs described. The schedule notes the wood is generally in sound condition, although the left-hand casement of 'Window 1' is badly rotten and requires localised cutting out and scarfing in with Iroko hardwood. In general, the works would involve sanding down the wood, removing the hinges, filling and priming the wood, rehanging and repainting. The existing glazing is to be retained where unbroken otherwise it would be replaced with 3mm glass and face putty (anticipated replacement of 3 panes in total). New outer frames

Impacts on Significance

- 1.27 The proposals would see the removal of the unsympathetic double-glazed dormer windows and the reinstatement of the previous windows have been retained on site, thus restoring the fabric and appearance of the front of the building.
- 1.28 The methodology for the repairs has been produced by a local contractor and joiner and would follow good conservation practice in that they would involve:
- Replacement of fabric only where it has failed in its purpose thereby ensuring the maximum retention of historic fabric;
 - A sympathetic and traditional method of repair;
 - Matching materials i.e., hardwood for repairs, replacement 3mm glass, and putty.
- 1.29 The impact of the double-glazed units proposed for retention is as follows:
- The windows replaced 1970s and 1980s windows and French doors that did not contribute to significance, resulting in no loss of historic fabric;
 - The replacement fenestration accords with the guidelines in paragraph 82 of the Historic England guidance HEAN18 in having slim-profile double-glazing in place of windows that do not contribute to significance
 - The materials, finishes and proportions of the replacement windows match the previous windows and harmonise with the historic windows in the property
 - The double-glazing is difficult to discern with only a small degree of 'double register' apparent, even at close quarters, resulting in a minor change to the appearance of the French doors and windows
 - The replacement casement windows are in a position of low prominence within later additions at the rear of the cottage
 - The house being set back from the road, the imperceptible changes to the glazing and the concealed position of the windows on the rear mean that the replacements do not negatively impact the conservation area
 - The double-glazing means that the property benefits from improvements in insulation, building condition, living conditions and energy efficiency as encouraged by paragraph 161 of the NPPF.

Conclusion

- 1.30 This heritage assessment has identified that the significance of the Grade II* listed Applegarth derives to a large degree from its traditional construction and materials and its contribution to the character and appearance of Ogbourne St George Conservation Area.
- 1.31 The proposals comprise the reinstatement of the salvaged single-glazed timber casement windows to the four front dormers, together with the retention of the replacement French doors to the front elevation and three replacement windows to the rear. This accords with the advice received from a recent pre-application enquiry to the council.
- 1.32 The removal of the inappropriate double-glazed dormer windows and reinstatement of the retained historic casements would reverse the harmful effect of the previous unauthorised works and restore the traditional appearance, detail and character of the principal elevation. The proposed repair methodology follows good conservation practice by retaining historic fabric wherever possible and replacing only failed elements with matching materials.
- 1.33 The French doors and rear windows proposed for retention replaced modern fabric of no special interest. Their materials, proportions and detailing are sympathetic to the cottage, while their limited prominence and the discreet appearance of the slim-profile double-glazing ensure that they do not harm the special architectural or historic interest of the listed building or the conservation area.
- 1.34 The proposals would preserve, and in respect of the front elevation better reveal, the significance of Applegarth. They would also preserve the character and appearance of Ogbourne St George Conservation Area, while delivering modest improvements to thermal performance and continued viable domestic use.
- 1.35 The application is therefore considered to accord with the statutory duties under sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and the heritage objectives of the National Planning Policy Framework.