

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02715
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Crossways, Salisbury Street, Mere, Warminster, BA12 6HE
DESCRIPTION OF WORKS:	Replacement windows
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Crossways is a grade II listed building. The list description (a means to identify the building) reads as follows:

'House in street row. Possibly C18, much modified in C19 and C20. Rendered rubble, plain tile roof, large brick stack, left, adjoining that to Cross House (qv). Two storeys and attic, 2 windows, 6-parted horned sash, but bottom right is 3-light to arched head; all in plat-band surrounds with inner edge-mould. Central C20 door. Plinth, first floor plat-band string. Included for group value'.

It is flanked on either side by listed buildings.

It is located near to the square at the centre of the Mere conservation area.



PROPOSAL

The proposals relate to the windows on the front (south) elevation. The applicant is proposing to replace 5 windows with new timber windows to match (including the 'shopfront' window). The applicant has confirmed that the windows will be single-glazed. The architect has stated:

'The proposal is to remove and re-use as many as possible of the existing 3mm plate glass panes'.

In terms of documentation, detailed window drawings have been supplied.

RELEVANT PLANNING HISTORY

Proposal / Summary
PE/2005/0505 - Pre-Application enquiry – NEW FRONT DOOR FOR LISTED PROPERTY
17/03324/LBC - Listed building consent Decision - Approve with Conditions Date: 16/6/2017 – Demolish outbuildings and build new kitchen extension to rear; replace rear windows as existing; re-position bathroom to first floor with new window; move internal partition walls on first floor; strengthen and refurbish roof with new conservation roof li
17/02657/FUL - Full planning permission Decision - Approve with Conditions Date: 16/6/2017 – Demolish outbuildings and build new kitchen extension to rear; replace rear windows as existing; re-position bathroom to first floor with new window; move internal partition walls on first floor; strengthen and refurbish roof with new conservation roof li
PL/2024/05877 - Full planning permission Decision - Withdrawn by Applicant Date: 8/7/2024 – Change of use to form 1no. dwelling; raise wall to increase pitch of rear extension and install 2no. rooflights
PL/2024/06082 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 8/7/2024 – Change of use to form 1no. dwelling; raise wall to increase pitch of rear extension and install 2no. rooflights
PL/2025/01909 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 20/5/2025 – Replacement kitchen windows, replacement dormer windows, new dormer roof with slate tiles and timber fascia to be painted
PL/2026/02715 - Listed building consent (Alt/Ext) – Proposed replacement of existing windows

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.

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 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

Mere Town Council: support

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.

No responses 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.

A heritage statement (revised July 2026) was submitted in support of the application. It is sufficient to understand the impact of the proposals on the significance of the listed building. 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.

The architect has confirmed that the windows are later replacements (confirmed by a joiner) and photos of the windows would support this assessment. The former shopfront window, is clearly a modern arrangement.

The windows are in poor condition and do not open easily. The proposals would therefore result in functional windows. The 'like-for-like' design of the windows would mean there is no change to the visual appearance of the listed building or the conservation area.

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 lies largely with its architecture, age, location at the heart of Mere. The steeply pitched roof, sash windows and door all contribute to its interest. However, it is noted that the windows are replacement windows and the door a modern timber door. The render (likely applied over Mere stone) detracts from the interest of the building.

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 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

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

In this case the proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building /via facilitating the optimum viable use.

As such, the proposals are considered to be in accordance with Sections 16 and 72 of the Planning (listed buildings and conservation areas) Act 1990, Chapter 16 of the NPPF and core policy 58.

RECOMMENDATION:

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

Standard 3 years

Glazing to be retained by a putty

Before the existing windows are removed, the joiner will confirm which panes are 'characterful glass'. This shall be confirmed in writing to the LPA, They shall seek to salvage those panes and reuse them in the new windows. The LPA shall be informed in writing of the number of re-used panes.

Plans

Site plan 26008-PLA-003 Rev 01

Existing and proposed elevations 26008-PLA-003 Rev 02

Typical new sash window details 26008-PLA-004 Rev 03

Ground floor front window details proposed 26008-PLA-005 Rev 03