

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02613
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	34 South St Wilton SP2 0JS
DESCRIPTION OF WORKS:	Retention of rear first floor windows
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

34 South St, with 32, is a grade II listed dwelling in the Wilton Conservation Area. Built of brick under a clay tiled roof, it dates from the C18 and has later alterations to the rear.



34 to the left (Google 2026)



Rear (from DAS)

The list entry, for means of identification purposes only, provides the following description:

1. 5409 SOUTH STREET (North-West Side) Nos 32 and 34 SU 0931 5/95

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2. Apparently mid C18. Much altered by modernisation. 2½ storeys. No 32 painted brick, No 34 rendered. Plat band, overlapped eaves courses. Tiled half-hipped roof with central chimney and flanking hipped dormers. 2 ranges of windows each, 2-light casements; No 32 modern inserted window 1st floor to right; shutters to windows, except 1st floor of No 32. Central doors to each with modern hoods. Interiors gutted.

Listing NGR: SU0957431126

RELEVANT PLANNING HISTORY

15/07764/FUL & 15/07777/LBC Proposed single storey rear flat roof extension and upgrade existing store to create utility room. Proposed removal of store's lean to roof and replacement with flat roof. Approved 09/11/2015

16/02123/FUL & 16/02357/LBC Demolition of external WC and verandah, rear extension and ground floor internal alterations. Approved 20/04/2016

16/08432/FUL & 16/08936/LBC Demolition of external WC and verandah, rear extension and ground floor internal alterations (Amendment to Listed Building consent 16/02357/LBC to allow for changes to the floor levels to the extension and alterations to rooflight details). Approved 17/10/2016

PROPOSAL

The application seeks consent for the retention of two rear first floor windows that have been replaced without approval. Those installed are flush-fitting upvc casements without glazing bars.

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.

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 advice regarding window replacement is based on the following principles:

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.

- 3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.*
- 4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single glazed or incorporating slim-profile double glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.*
- 5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double glazing as compared to modern, polished single glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.*

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. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Wilton Town Council – "The council RESOLVED to support the retrospective application in principle, subject to, and guided by, the professional advice and comments of the Wiltshire Council Conservation Officer."

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.

None 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.

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.

The application provides a heritage assessment but the author seems not to have referred to useful photographs of the windows that were replaced. There are many on council files, owing to the multiple applications to replace the verandah with an extension. These applications

proposed no window replacement. The building is described as 'guttered' and internal photographs of previous applications clearly show extensive internal works and fictional heritage features such as false beams and posts. Its form and external envelope, however, have remained very little altered.



Officer photo, October 2015. The window to the right is a 1960s-70s stormproof replacement, the frame incorporating a head drip. The window to the left is an exact match for those on the front elevation, having an opening metal casement hung on pintles and fixed glazing with one horizontal glazing bar, all within a pegged frame. The glazing bar to the opening casement has been lost. This window appears likely to date from the C18 and have been original to the building.

A photo from 2016 shows the opening casement removed and boarded, one could only have presumed it had been taken out for repair.



One of the front windows (Google 2026)

Considering the Historic England advice, replacement of the left of the two windows does not appear to have been justified: it was of historic significance and while one might reasonably imagine that the bottom sections of the window and frame may have suffered from water damage and rot, its condition appeared to be serviceable and it was not obviously beyond repair in 2016. Replacement of the other window would have been considered acceptable as it was already an untraditional replacement.

At this stage, notwithstanding the questions around removal of the windows, the application seeks approval of the windows that have been installed. Typically, in accordance with the Historic England, replacements should be of the appropriate historic material and of a design based on a known earlier detail. In this case, flush timber casements incorporating slim double-glazing would

have been the expectation, as the HE advice regarding the introduction of slim double-glazing is that it should normally have no significant visual impact unless part of an important group or the windows are of unusual design.

Considering the impact of the use of plastic windows, it is acknowledged that the interior of the building retains little historic interest and that the visual impact on its internal character would not be considered a significant concern in this case. Externally, the windows are viewed in the context of a modern extension and are partially obscured by its roof. At the distance from which they can be seen (image at top of this report), they are barely distinguishable from timber, having casements that close within the frame. The use of thick (at least 24mm) glazing units with black spacers does permit detection of the double-glazing at a distance. The absence of horizontal glazing bars is an unfortunate omission.

In conclusion, it is considered that the impact of the retention of the upvc windows on the character of the listed building is low. The impact on the setting of the adjacent listed building 36 would be negligible, and there would be no impact on the character and appearance of the conservation area. Although less than ideal, the degree of identifiable harm is not sufficient to warrant a demand for their replacement, and the application should be approved.

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?	

Comments (if any):

CONCLUSION

The retention of the windows is considered acceptable with regard to the character and significance of the listed building, the setting of other listed buildings and the character of the CA, in line with the aims of sections 16 and 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

**Subject to conditions
Plans**