

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03755
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	23 Vicarage Street, Warminster, BA12 8JG
DESCRIPTION OF WORKS:	Replace 5 non-original single-glazed windows with bespoke timber sliding sash windows to match the original design.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

23 and 25 Vicarage Street, and including the boundary wall to the south of number 25, is a grade II listed building.

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

'Late C18, altered. 2 storeys and attic with astragal type cornice, rendered on stout plinth with moulded capping. Slate roof with stone verges and brick gable end. Chimneys and 3 hipped dormers with 2 light casements. 3 windows 1st floor, 2 on ground floor, right hand range (No 25) retains 4 pane glazing bar sashes, other windows recently altered by insertion of aluminium casements. 2 separate doors in centre with cut stone brackets to moulded flat hoods, No 23 has glazed door, No 25 a 6 panel door (upper 2 glazed) and cast iron knocker. Originally one house, No 25 retains original staircase, mullioned openings to cellar. No 25 has a 2 storey coursed small rubble extension to rear with old tile roof and 3 light wooden casements (one per floor) to left. Garden wall continues from south-west corner, about 100 yds long, also coursed small rubble, with brick patches. Height varies from about 15 to about 5 ft from north to south; ramped up to 8 ft over 20 yds. 3 entrances - 2 doors and a gate'.

The buildings are within the Warminster conservation area.

PROPOSAL

The Design and Access statement says:

'This application seeks Listed Building Consent to remove harmful 1970s non-original windows and reinstate traditional slimline timber sash windows. The replacement windows will mirror the original historic design surviving on the adjacent property at 25 Vicarage Street...'

The application is for the replacement of 5 windows:

1 at ground floor (to the LH side of the door);

3 at first floor – 2 on the front and one on the rear;

1 at second floor on the rear.



Back Elevation Window 1, Window 2

Window details

In terms of window details, non-scaled window elevations (no sections) have been supplied, together with a written specification which says, amongst other things that the windows are timber; that they will be 14mm units putty glazed with proper glazing bars (Design and Access Statement). They also show horns. No sections are provided and there is reference to a 'hidden spring' mechanism.

(Note: The windows in number 52 are 8 over 8 and without horns).



RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/10787 - Approval of details reserved by a condition Decision - Approve Date: 21/12/2021 – Discharge of condition 3 of PL/2021/06353
PL/2021/10803 - Listed building consent Decision - Approve with Conditions Date: 31/1/2022 – Installation of multi-fuel wood burner and flew to existing fire place and chimney in sitting room; Installation of multi-fuel wood burner/stove and flew to existing fire place and chimney in kitchen; Open boarded-up fire place and reinstate fire place t
ENQ/2022/00508 - Pre-Application enquiry Decision - Pre-App Response Date: 28/4/2022 – Incorporate two attic rooms currently part of the freehold of 23 Vicarage Street into the ownership of 25 Vicarage Street.
W/87/01120/REM - Reserved Matters Decision - Approved Date: 15/9/1987 – Construction of detached bungalow, garage and site works
W/79/00563/HIS - Historic apps 1974 to 1983 Decision - Withdrawn Date: 16/7/1979 – Outline - single storey building to be used as studio
21/00957/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 10/3/2021 – T1 - Fell Conifer T2 - Fell lilac T3 -Reduce Cherry tree by 30% T4 - Fell Fruit Tree
PL/2021/05086 - Householder planning permission Decision - Approve with Conditions Date: 9/9/2021 – Removal of garden workshop, erection of new roof to car port, new garden room and timber gates in rear garden. Erection of new glazed canopy to rear elevation. Minor alterations to a doorway and window to the rear of the property.
PL/2021/06353 - Listed building consent Decision - Approve with Conditions Date: 9/9/2021 – Removal of existing late 20th century timber stairs and spiral stair; original basement staircase reinstated; new staircase between ground and second

floor in new stairwell; minor internal alterations to accommodate new stairwell, including new rooflight
15/04324/LBC - Listed building consent Decision - Withdrawn Date: 5/7/2016 – Retrospective application for replacement windows
20/07140/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 24/8/2020 – Relocation of staircase and possibility of access to roof space
21/01970/TCA - Work to Trees in a Cons Area Decision - No Objection Date: 17/3/2021 – Walnut - Remove front stem Remove young Hazel Fig Tree - Remove Red Firethorn - remove
PL/2021/04587 - Householder planning permission Decision - Approve with Conditions Date: 15/7/2021 – Demolition of existing conservatory and bathroom and construction of single storey kitchen.
PL/2026/03755 - Listed building consent (Alt/Ext) – Replace 5 non-original single-glazed windows with bespoke timber sliding sash windows to match the original design.
W/01/01411/FUL - Full planning permission Decision - Approve with Conditions Date: 16/5/2002 – Four new dwellings and single storey extension
W/02/00082/FUL - Full planning permission Decision - Approve with Conditions Date: 30/4/2002 – Staff car park
W/03/00938/FUL - Full planning permission Decision - Approve with Conditions Date: 11/7/2003 – Alterations to existing access
W/03/00939/LBC - Listed building consent Decision - Approve with Conditions Date: 11/7/2003 – Alteration to existing access
W/03/01241/TCA - Work to Trees in a Cons Area Decision - Approved Date: 21/8/2003 – Crown raise Field Maple tree
W/05/02333/TCA - Work to Trees in a Cons Area Decision - Approved Date: 11/11/2005 – Crown reduction of Yew tree
W/06/01457/FUL - Full planning permission Decision - Approve with Conditions Date: 30/6/2006 – Proposed childrens play area
W/08/02888/FUL - Full planning permission Decision - Approve with Conditions Date: 26/11/2008 – Construction of a pair of semi-detached one bedroom bungalows
W/79/01301/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 8/1/1980 – Outline one dwelling
W/81/00506/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 27/5/1981 – Erection of bungalow
W/95/00844/CON - Demolition in a conservation area Decision - Refused Date: 31/8/1995 – Remove one chimney

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.

Chapter 20 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

HE6: Proposals affecting designated heritage assets requires a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

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:

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. These issues are covered in Section 4 of this guidance.
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.

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 of the proposals on the interest of the listed building, the interest of the neighbouring listed property and the character of this part of the Warminster conservation area.

CONSULTATION RESPONSES

Warminster Town Council: no objection

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 representations 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

HE5: paragraph 1 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.

The application was accompanied by a Design and Access statement which included sufficient information to understand the nature of the proposals.

Paragraph 4 of HE5 requires that the local planning authority should be satisfied that the submitted assessment accurately reflects the impact of the proposals on the heritage asset in question.

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, and in so far as it relates to the current proposals, the significance of the building lies largely with

- The symmetry of the front elevation;

- Features such as the cornice, parapet, front doors with matching canopies, small pane timber sash windows (to number 25)
- Slightly elevated ground floor necessitating stone steps to the front doors;
- Hipped roof with brick chimney stacks (to number 23 and 25);
- Its position hard back of the pavement and on a prominent road within the Warminster conservation area.

Negative features are the replacement aluminium windows to number 23.

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 section HE5 paragraphs 2- 4, and relevant local heritage policies and guidance.

The existing windows detract from the appearance of the listed building, the neighbouring building and this part of the Warminster conservation area. The replacement of the existing windows with traditional looking slim-double glazed timber sash windows would enhance the appearance of the listed building, as well as the neighbouring listed building and conservation area. As such, the proposals would be in accordance with Historic England guidance, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 20 of the NPPF and core policy 58.

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
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(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

The NPPF (HE6, paragraph 1) confirms 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). Paragraph 2 of HE6 advises that development proposals which would have a positive effect on a designated heritage asset should be supported.

In this case, the impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

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

- Standard conditions: Approved plans and 3 years LBC
- That full elevations at 1:5 of the proposed windows (to include full sections vertical and horizontal) shall be submitted in writing prior to works commencing on site for the written approval of the LPA.
- The windows shall be rebated within the window opening to a depth to match those at number 25 Vicarage Street ie the neighbouring property, unless otherwise agreed in writing with the LPA.
- The spacer seal will be white and the windows shall be putty glazed.
- The new windows shall be timber, slim double-glazed ie no more than 14mm without horns or trickle vents.