

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00334
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Pry Farm, The Pry, Purton, Swindon, SN5 4JP
DEVELOPMENT DESCRIPTION:	Proposed metal windows & external doors for use in the previously-consented conversion of the main barn.
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

Pry Farm, Purton is situated to the west side of the B4553 at the north west edge of Swindon and 2 km east of Purton. Pry Farmhouse is late 17th century 2 storey and attic, built in rubble limestone with a concrete slate roof. The plan main range with symmetrical frontage orientated to the east has a central door and a front wing of storey and a half.

Pry Farmhouse has a courtyard of barns to the north subject of the application including a two storey barn to the north edge with gable onto the road and a linear single storey mono pitch, former piggery running parallel with the road that are part of the earlier farmstead buildings.

The barn is in rubble limestone with some brick work internally and slate roof. The piggery has a rubble limestone back wall about 1.2 m onto the road, which has been raised about 0.5m on blockwork the rest of the building is 20th century constructed in block work with corrugated about cement sheet roof. These two barns subject of the application are considered to be curtilage listed.

PROPOSAL

Proposed metal windows & external doors for use in the previously consented conversion of the main barn.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2025/08854 - Approval of details reserved by a condition Decision - Approve Date: 2/1/2026 – Discharge of condition 3 (Joinery) Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
PL/2025/09025 - Approval of details reserved by a condition Decision - Approve Date: 2/1/2026 – Discharge of condition 3 (Joinery) Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
N/07/00426/OUT - Outline Planning Decision - Withdrawn Date: 14/11/2011 – Implementation of Cricklade Country Way Project to Include Reconstruction of Canal, Reinstatement of Railway, Cycle Route (Amendment)
PL/2023/03931 - Full planning permission Decision - Approve with Conditions Date: 8/12/2023 – Change of use of former agricultural buildings to provide two warehouses (Use Class B8), one of which to include a ground-floor ancillary reception and trade counter, with upper-floor office space (E(g)(i)); two business start-up units (Use Class E(g)(i))

PL/2023/10284 - Full planning permission Decision - Withdrawn by Applicant Date: 8/5/2024 – Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
PL/2023/10732 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 8/5/2024 – Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
PL/2024/00012 - Non-Material Amendment Decision - Withdrawn by Applicant Date: 9/1/2024 – Non-material Amendment to PL/2023/03931 to change the external wall finish of Warehouse 2 from vertical timber cladding to profiled metal cladding
PL/2024/00301 - Removal/variation of conditions Decision - Approve with Conditions Date: 5/3/2024 – Variation of condition 2 for application PL/2023/03931 "Change of use of former agricultural buildings to provide two warehouses (Use Class B8), one of which to include a ground-floor ancillary reception and trade counter, with upper-floor office space (
PL/2024/00929 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 27/6/2024 – Discharge of conditions 6,7 and 10 on Ref: PL/2023/03931 - Change of use of former agricultural buildings to provide two warehouses (Use Class B8), one of which to include a ground-floor ancillary reception and trade counter, with upper-floor office space
PL/2024/02924 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 5/6/2024 – Discharge of conditions 3, 4 and 5 of PL/2023/03931
PL/2024/09407 - Approval of details reserved by a condition Decision - Approve Date: 18/12/2024 – Discharge of Conditions 6 (Written remedial statement), 7 (CEMP), 8 (Details of Ultra Low Energy Infrastructure and 10 (LEMP) relating to application PL/2023/03931.
PL/2024/09839 - Full planning permission Decision - Approve with Conditions Date: 17/7/2025 – Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
PL/2024/10051 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 17/7/2025 – Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
PL/2024/11507 - Approval of details reserved by a condition Decision - Approve Date: 22/1/2025 – Discharge of condition 23 odour assessment of planning application PL/2023/03931 (Change of use of former agricultural buildings to provide two warehouses (Use Class B8), one of which to include a ground-floor ancillary reception and trade counter, with u
PL/2025/06412 - Biodiversity Gain Plan Discharge of Condition Application Decision - Approve Date: 13/10/2025 – Discharge of Biodiversity Net Gain condition relating to PL/2024/09839 - Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden.
PL/2026/00334 - Listed building consent (Alt/Ext) – Proposed metal windows & external doors for use in the previously-consented conversion of the main barn.

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) August 2026 sets out government policy, including in respect of the historic environment.

Chapter 20 - *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

Chapter 5 of the NPPF sets out policies for *Meeting the challenge of climate change* and gives substantial weight to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the 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's *Conservation Principles, Policies and Guidance* (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional guidance on the application of policies set out in the NPPF is contained within their publications:

- Historic Environment *Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic Environment *Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition* (2017)
- Historic England *Advice Note 2 – Making changes to Heritage Assets* (2025)
- Historic England *Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency* (2026)
- *Traditional Windows: their care, repair and upgrading* (2017)

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.

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.

CONSULTATION RESPONSES

Purton Parish Council At the full Council meeting held on 9th February 2026, Purton Parish Council raise No Objection to the listed building consent for the proposed metal windows & external doors for use in the previously-consented conversion of the main barn.

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.

No representations were 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.

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 20: *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

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals. In this case the application includes Heritage and Design & Access statement, Proposed North and East Elevation and Window and Doors Details, Proposed West and South Elevation and Window and Doors Details, Window materials comparison.

The following heritage recommendations are therefore made on the basis of the local planning authority's own assessment of the significance of the heritage asset and the impact of the proposals.

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.

The significance of Pry Farmhouse is found in the list description it is a 17th century farmhouse limestone rubble construction altered with 20th century three light casement windows and concrete slate roof cladding. It has architectural and historic interest.

The threshing barn and piggery /stable block appear in the tithe map and are probably 18th or early 19th century and form an historic courtyard farmstead.

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 policies HE4-9 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The application proposal is for a change from approved window details for timber framed casements approved as part of the discharge of condition 3 for application refs: PL/2024/10051 & PL/2024/09839 to the installation of dark-grey powder-coated aluminium windows and external doors to the threshing barn.

The application site is a former threshing barn with large door openings front and back with shallow stone arches.

The threshing barn is the significant farmstead building and is limestone construction with some adaption including a machined timber roof structure probably 20th century. The north wall has suffered some structural issues and has been partly rebuilt in brick internally and is buttressed by steel sections to the rear wall to the east of the main door entrance.

The linear barn attached to the southeast corner of the threshing barn is predominantly 20th century block work with only the rubble stone walling forming the boundary with the road of significant fabric. There was a building on this alignment on the 1880 mapping so it may well have been rebuilt in the 20th century. The linear barn already has aluminium window frames approved. This proposal is for the threshing barn door and windows only.

The buildings from an L shaped plan fronting a courtyard and were originally associated with the agricultural activity at Pry Farm in association with the main farmhouse.

The applicant notes that previous considerations were had during the Listed Building application for metal window frames as an alternative to timber in order to create a 'lighter' appearance in terms of frame width and to make the openings appear less domestic and providing a more agricultural/industrial and simplified/lightweight appearance akin to Ministry of Agriculture Metal windows often found on agricultural buildings altered in the mid-20th century.

There may also be benefit from setting the new windows deeper into the reveals.

The applicant has provided full details of new windows and doors in aluminium frames at appropriate scale. As part of the application a comparison drawing was requested and provided to show the equivalent metal and timber windows to assist in informing the choice of aluminium and to show the aluminium on this basis is sufficiently similar frame thickness to the substantially more expensive Crittall windows considered uneconomic for this project by the applicant.

The Historic England Guidance on Conversion of Traditional farm Buildings advises as an alternative to timber, steel window sections can often complement the industrial character of many farm buildings, provided that the balance of glazing to solid remains appropriate.

On balance while the appearance and frame proportions are slightly different for the steel Crittall windows it is considered that the proposed aluminium windows are acceptable in this case and it is noted that they have been approved on the attached Linear barn conversion so this alteration would also add consistency of appearance across the barn's windows and doors to the Pry Farm buildings.

CONCLUSION

The NPPF confirms that when considering the potential impact of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset will be a matter of considerable importance and weight which requires clear and convincing justification.

In this case the proposals will have a neutral effect on the significance of the heritage asset. On this basis no specific justification is required however it is considered the works as part of the

conservation of the Barns at Pry Farm will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the standard 3-year consent and Plans List conditions.