

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00826
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Rainscombe Park, Oare Hill, Oare, Marlborough, SN8 4HZ
DESCRIPTION OF WORKS:	Repair and replacement of existing windows.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Rainscombe Park is a grade II listed building dating from the early 19th century. It is Georgian country house, sitting nestled into the bowl of natural landscape parkland. A fine symmetrical façade, of two storeys and attic behind the parapet, the building has a double-pile roof structure, to the rear of which the cupola is located, between a break within the second apex roof. Internally, the cupola provides natural light over the main staircase, which is in the centre of the building, to the rear of the main double pile core.

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

House. c1810, by T. Baldwin of Bath. Roman cement on brick, with slate roof. Two storeys, attic and cellars, 5 x 3 bays. Garden front has portico with paired Ionic columns and wide glazed entrance. Central bay has flanking niches and is raised with a cornice. Facade also has slightly raised ends also with niches. Basement rusticated below ground floor windows. Twelve-paned sashes, but 8-paned to centre of first floor which has fascia and cornice. Moulded eaves and double hipped roofs with flat roofed dormers. Side elevation has central entrance with flanking pilasters from C20 portico; now removed. Interior has large hall leading to stair at rear, and flanking reception rooms.

PROPOSAL

Repair and replacement of existing windows.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/53551/F - Full planning permission Decision - Approve with Conditions Date: 21/2/2006 – Erection of a new general purpose building
E/2013/0376/FUL - Full planning permission Decision - Approve with Conditions Date: 9/5/2013 – Removal of Single Storey Lean to Garage, Erection of New Two Storey Building to Provide 2no. Private Parking Garages and 1 Farm Office.
K/77/0751 - Full planning permission Decision - Approve with Conditions Date: 7/2/1979 – Conversion of stable wing into living accommodation
19/05769/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 23/8/2019 – Installation of replacement cupola on roof and rebuilding of roof valley falls and introduction of second drain outlet

PL/2025/06956 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 14/10/2025 – Repair and replacement of existing windows. Replacement cupola.
PL/2026/00830 - Listed building consent (Alt/Ext) – Replacement cupola

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 - *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.

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:

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

Wilcot and Huish Parish Council – no objections.

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 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 following were provided by the Applicant/Agent:

- Heritage Statement
- Window schedule

The submitted heritage statement and window schedule, when combined, provide the necessary information, history and heritage impact assessment of the proposals on the significance of the designated heritage asset, in line with the requirements of the NPPF.

In addition, a site visit was undertaken with the Agent to understand the proposals in relation to the submitted plans and heritage assessment. This, when combined with the application documents was considered to provide the necessary assessment required.

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 Classical architecture, form and style, with features associated with the period of Georgian design. It is a gentleman's country house, made of local materials (brick) and slate (which would have come into the area from the nearby canal), and the Portland cement render on the front elevation gives the appearance of stone, to 'gentrify' i.e. raise the social status of the building within the local area. As a result, it has strong aesthetic qualities in the polite architecture, which it is a fine example of. Built by a more provincial architect from Bath, it exudes the simple qualities of the period, with a rather parred back style than the more ornate examples evidenced in Bath itself.

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.

Considering the size of the building and the number of windows and glazed doors it has in total (56), the application relates to 21 of these, with only 3 proposed for replacement (either totally or in part). Overall, the survival rate of historic joinery within the building is extremely high, with the majority of windows being original to the building, and have been well-maintained in the past. The proposals are generally for the refurbishment and redecoration of the windows and glazed doors, with localised repairs/'over hauling' (to improve operation of the windows) and installation of draft-proofing.

Three windows are proposed for replacement or part-replacement – nos. WF05 (whole), WF06 (part), WG12 (part) – two are on the front (west) elevation, one on the side (south) elevation.

WF05 – this is already a replacement window, with detailing that matches the other windows on this elevation – its replacement will not result in the loss of historic fabric, and a matching copy will be installed, thereby ensuring that the fenestration detailing of the front/main elevation remains unaffected by the works.

WF06 – this window has an historic top section, and modern replacement on the bottom – only the bottom sash is being replaced, again with a copy of the existing, so as not to affect the proportions or detailing of the existing window.

WG12 – this window is an historic sash window, and it is proposed to the bottom section of the sash with an exact copy of the existing window. The window is in poor condition (this elevation gets most of the weather) and considering the thorough survey of all the windows conducted to provide a condition assessment of each window, it is clear that the condition, and potential for repair, has been considered and explored as part of this assessment. Therefore it is accepted that this part of the window is beyond repair and a replacement is necessary, which joinery details confirm is as an exact copy of the existing window.

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/A
(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):

N/A

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 impact of the proposals on heritage assets will be largely positive by virtue of the proposed investment in repair of the existing window and door joinery, updating them with draught-proofing, and replacing two modern sash sections, and one historic window, which are beyond repair. The joinery will be exact copies of the existing joinery, thereby limiting potential visual impact on the building's Classical elevations and detailing, to preserve the strong aesthetics of the listed building. This is essential maintenance that will help to secure the building and its fabric from further deterioration, 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 time limit
- Approved plans
- Puttied glazing