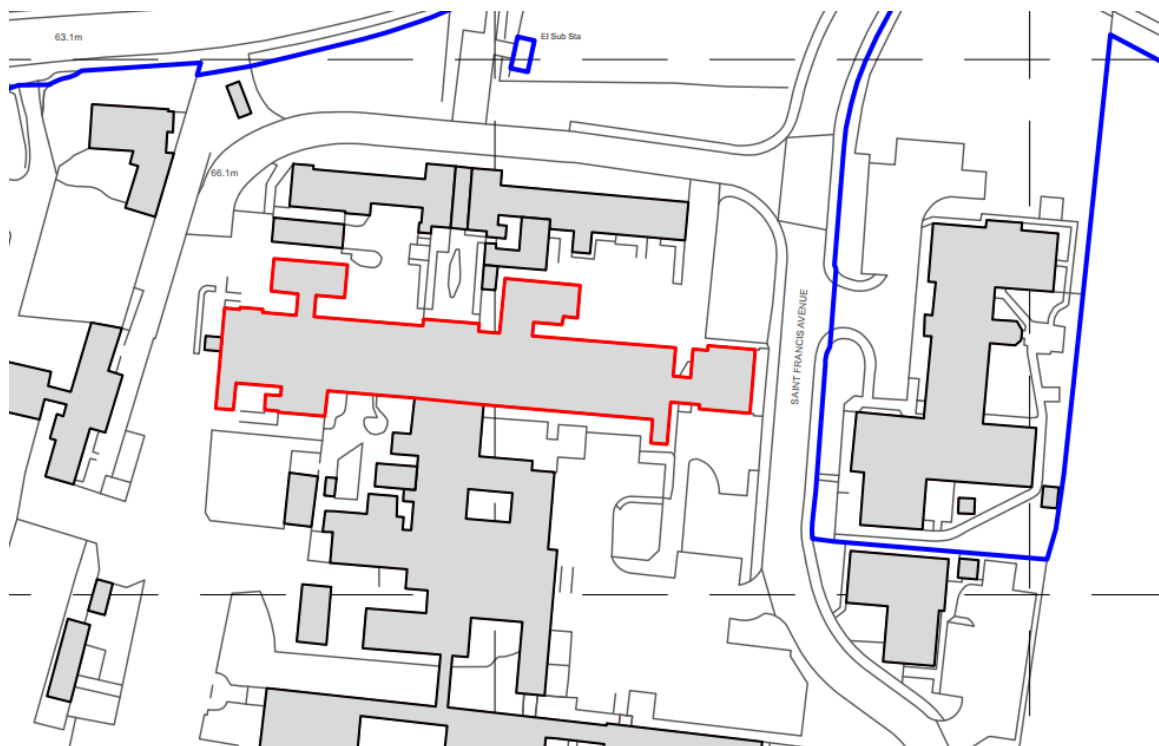


APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT - OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03240 (PP) and PL/2026/03550 (LBC)
APPLICATION TYPE:	Full planning permission and Listed Building Consent
SITE ADDRESS:	RUH Chippenham Community Hospital, Rowden Hill, Chippenham, SN15 2AJ
DEVELOPMENT DESCRIPTION:	Removal and replacement of 181 no. existing aluminium and steel windows with like for like aluminium windows and the removal and replacement of 17 no. external doors.
RECOMMENDATION:	Approve

PROPOSAL

These applications seek Planning Permission and Listed Building Consent for the replacement of existing windows and doors within the central block of Chippenham Community Hospital, a Grade II listed building outlined in red on the extract of the submitted location plan, below.



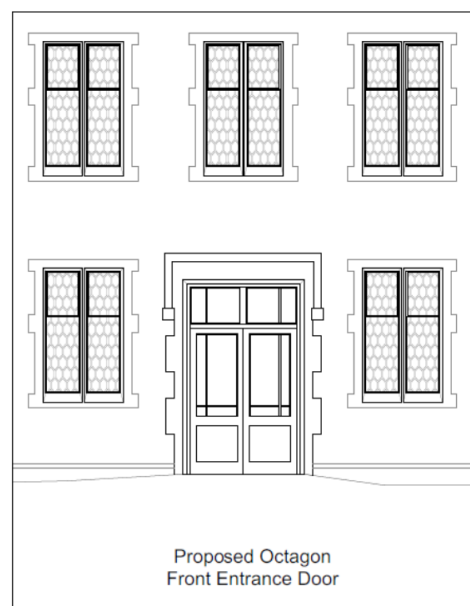
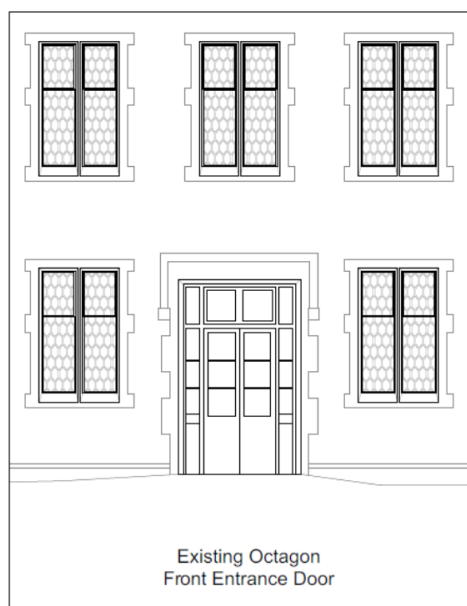
The proposed works comprise the replacement of 181 existing aluminium and steel windows and 17 external doors. The application advises that the replacement windows are proposed on a “like-for-like basis” using aluminium units designed to replicate the appearance and proportions of the existing fenestration whilst improving thermal efficiency and operational performance. No alterations are proposed to the existing structural openings

The application identifies a small number of surviving original cast iron casement windows with distinctive hexagonal glazing patterns located within the octagonal entrance feature on the north elevation, together with a single surviving original window on the south elevation. The photograph below, from the submitted Heritage Statement, shows the octagonal entrance, with the octagonal windows to be retained:



The submitted drawings, schedules and supporting heritage information confirm that these windows are to be retained in situ, with cleaning, redecoration and the introduction of secondary glazing where specified.

The proposals also include the replacement of 17 external doors. Whilst the majority of the existing doors are modern additions of limited heritage significance, alterations are proposed to the principal entrance doors serving the octagonal entrance as shown on the extracts of the submitted plans, below:



The submitted details indicate that replacement doors are required to facilitate improved access for patients, beds, wheelchairs and medical equipment whilst maintaining the overall character and appearance of the entrance.

The application is supported by a Planning Statement, Design and Access Statement, Heritage Statement, window schedules and detailed elevation drawings setting out the proposed works

SITE DESCRIPTION/CONTEXT

The application site forms part of Chippenham Community Hospital, located on Rowden Hill, Chippenham. The wider hospital site comprises a series of interconnected healthcare buildings, associated parking areas and landscaped grounds which continue to operate as a community hospital. The application relates specifically to the central block of the hospital complex.

The central block is predominantly a two-storey building containing both gabled and flat roof elements, together with later extensions added during the twentieth century. The building originated as the Chippenham Union Workhouse, constructed in 1858, and is now a Grade II listed building, formally listed as "Front and main rear range of St Andrews Hospital and attached walls". The building has been adapted and extended over time to accommodate its continued use as a healthcare facility.

The principal significance of the listed building derives from its architectural and historic interest. Whilst many windows within the complex have been replaced during the twentieth century, a small number of original cast iron casement windows with distinctive hexagonal glazing patterns survive within the octagonal entrance feature on the north elevation, together with a further original window on the south elevation. These elements are identified within the submitted heritage assessment as being of particular architectural and historic significance.



The site lies within the settlement boundary of Chippenham and is surrounded by a mix of hospital buildings, residential development and areas of open space. The site is not located within a Conservation Area, although the Rowden Conservation Area lies immediately to the east, indicated with a green wash on the plan above. Listed buildings are indicated by black hatching.

PLANNING HISTORY

Proposal / Summary
14/02738/FUL - Full planning permission Decision - Approve with Conditions Date: 8/5/2014 – Replacement Boiler House Roof and Associated Works
14/03154/LBC - Listed building consent Decision - Approve with Conditions Date: 8/5/2014 – Replacement Boiler House Roof and Associated Works
N/03/00297/LBC - Listed building consent Decision - Approve with Conditions Date: 11/3/2003 – Proposed Conservatory, Covered Walkway With Seating Area And New Window To Staff Rest Room
N/03/00705/FUL - Full planning permission Decision - Approve with Conditions Date: 9/5/2003 – Provision Of Two Waste Storage Compounds
N/03/01680/LBC - Listed building consent Decision - Approve with Conditions Date: 6/8/2003 – Disability Discrimination Act - Upgrade Works To Courtyard Doors - Alterations
N/03/02436/LBC - Listed building consent Decision - Approve with Conditions Date: 25/11/2003 – New Window Fitting To Staff Rest Room
N/03/03253/LBC - Listed building consent Decision - Approve with Conditions Date: 13/2/2004 – Provision Of Air Conditioning Equipment And Condensing Unit
N/04/00075/FUL - Full planning permission Decision - Approve with Conditions Date: 1/3/2004 – Provision Of Condensing Unit Associated With Air Conditioning
N/04/03171/LBC - Listed building consent Decision - Approve with Conditions Date: 12/1/2005 – Removal Of Stone Staircase From Disused Stairway To Form A Treatment Room
N/04/03398/LBC - Listed building consent Decision - Approve with Conditions Date: 13/1/2005 – Internal Alterations To Maternity Unit Annexe Building
N/04/03475/LBC - Listed building consent Decision - Withdrawn Date: 5/4/2005 – Replace Existing Wooden Doors and Frame With New Bi-Fold Doors Which Open Automatically
N/10/01578/LBC - Listed building consent Decision - Approve with Conditions Date: 6/7/2010 – Remove Two Roof Vents and One Extract Fan From Day Hospital Roof; Replace Guttering to Out Patients Department
PL/2021/10943 - Full planning permission Decision - Approve with Conditions Date: 25/5/2022 – Conservatory replacement and new roof void access within listed building
PL/2021/11140 - Listed building consent Decision - Approve with Conditions Date: 24/5/2022 – Conservatory replacement and new roof void access within listed building
PL/2023/09472 - Full planning permission Decision - Approve with Conditions Date: 9/1/2024 – Demolition and relocation of the Physiotherapy Department plus associated remodelling and refurbishment works
PL/2023/09755 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 9/1/2024 – Demolition and relocation of the Physiotherapy Department plus associated remodelling and refurbishment works

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory 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.

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Spatial Strategy Chippenham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;

Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

Neighbourhood Plan:

Chippenham Neighbourhood Plan 2023-2038 including the Chippenham Design Guide.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

National Planning Policy Framework

- Section 4: Well Designed Places
- Section 20: Conserving and Enhancing the Historic Environment

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Conservation Officer: No objection subject to condition:

“No Objection - the scheme is compliant with guidance provided by Historic England on the issue of window replacement. The scheme is well considered and informed by appropriate heritage expertise. The scheme is compliant with Chapter 20 of the NPPF.

Please seek detailed sections through the new windows via a condition on the LBC.”

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.

At the time of writing, no representations had been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle Of Development

The applications seek Listed Building Consent and Planning Permission for the replacement of existing windows and doors at Chippenham Community Hospital. The proposal would not alter the use of the building or result in any extension or redevelopment of the site. The principle of maintaining, repairing and adapting a listed building to support its continued viable use is accepted in policy terms, subject to the impact of the works on the significance of the heritage asset.

Therefore, the key issue for consideration is whether the proposed alterations would preserve the special architectural and historic interest of the Grade II listed building. This matter is considered in the Heritage section below.

Impact on Heritage Assets

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations.

In accordance with the heritage policies of the NPPF, any harm to the significance of a heritage asset must be clearly identified and assessed. Where harm is identified, its nature and extent should be clearly assessed and weighed against any public benefits arising from the proposal in accordance with the relevant heritage policies.

The Conservation Officer raises no objection to the proposal, noting that the scheme is well considered, informed by appropriate heritage expertise and compliant with relevant Historic England guidance on window replacement. The Conservation Officer further advises that the proposal accords with Chapter 20 of the National Planning Policy Framework and recommends a condition requiring submission of detailed window section drawings. Accordingly, subject to conditions, no conservation objection is raised to the proposed works.

The works would preserve those elements of the building identified as having the highest significance, including the surviving historic cast iron windows with hexagonal glazing. Whilst replacement of later windows and doors will alter existing fabric, the works are considered sympathetic to the character and appearance of the listed building and would preserve its significance. The proposal therefore accords with Chapter 20 of the NPPF, including policies HE5 and HE6, and Core Policy 58 of the Wiltshire Core Strategy.

Any harm from the replacement windows is considered to be at the lowest level, and outweighed by the benefits of more energy efficient glazing. It is also acknowledged that areas such as that shown below that have mismatched windows of no significance will be improved by a uniform window type throughout:



Whilst the replacement of the octagon entrance doors would result in a minor adverse effect on an element of the listed building's significance, the impact has been minimised through careful design and is clearly outweighed by the public benefits arising from the continued and effective operation of the hospital, improved accessibility and enhanced energy efficiency.

Having regard to the above, it is considered that the proposal has been designed with appropriate regard to the significance of the Grade II listed building. The most significant historic windows, including the surviving cast iron windows with hexagonal glazing, would be retained and preserved, whilst the replacement of later windows and doors would be undertaken in a manner that respects the character and appearance of the building. Whilst the replacement of the entrance doors to the octagon would give rise to a minor adverse effect on significance, this impact is outweighed by the public benefits associated with the continued provision of healthcare services, improved accessibility and environmental improvements. Subject to conditions, the proposal is therefore considered to accord with Core Policies 57 and 58 of the Wiltshire Core Strategy and paragraphs HE5 and HE6 of the National Planning Policy Framework.

Impact on the Character and Appearance of the Area

The application relates to alterations to an existing building within the established hospital complex at Chippenham Community Hospital. The building is surrounded by other hospital buildings and associated infrastructure and the proposed works would not alter the overall scale, form or footprint of the development.

Whilst the Rowden Hill Conservation Area lies to the east of the site, the application building is largely screened from the Conservation Area by intervening built development. Furthermore, the proposed replacement windows and doors are designed to reflect the appearance of the existing openings and would not result in any adverse impact upon the character or appearance of the surrounding area or the setting of the Conservation Area. The proposal is therefore acceptable in this regard, and in the context of CP57 and Chapter 14 (Achieving well-designed places) of the NPPF.

Amenity

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact upon the living conditions of neighbouring occupiers. Similarly, the National Planning Policy Framework supports the creation and maintenance of healthy and inclusive communities.

The proposal relates to the replacement of existing windows and doors within an operational hospital building. No extensions, alterations to the building envelope or changes to the use of the site are proposed. As such, the development would not give rise to any material impacts in respect of overlooking, loss of privacy, overshadowing, overbearing effects, noise or disturbance. The proposal is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

CONCLUSION

The proposed replacement windows and doors would support the continued operation, maintenance and improvement of Chippenham Community Hospital whilst preserving those

elements of the Grade II listed building identified as having the greatest architectural and historic significance. The surviving historic cast iron windows with hexagonal glazing would be retained, and the replacement windows and doors have been designed to respect the character and appearance of the building.

Whilst the replacement of the entrance doors to the octagonal entrance would result in a minor adverse effect on an element of the building's significance, this impact is justified by the operational requirements of the hospital and is outweighed by the public benefits arising from improved accessibility, enhanced energy efficiency and the continued provision of healthcare services from the site.

The proposal would not result in any unacceptable impact upon the character and appearance of the area, the setting of the nearby Conservation Area, or the amenity of neighbouring occupiers. Subject to conditions, the proposal is therefore considered to accord with Core Policies 57 and 58 of the Wiltshire Core Strategy and the relevant heritage provisions of the National Planning Policy Framework. Accordingly, the application is recommended for approval.

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

1. LISTED BUILDING CONSENT -COMMENCEMENT 3 YEARS

The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Block Plan 241381-CWR-KK-XX-XX-DR-AT-1101-P02 received 4 Jun 2026

Heritage Statement received 20 May 2026

Proposed Window Schedule 241381-CWR-KK-XX-ZZ-SC-AT-1506 received 20 May 2026

Location Plan 241381-CWR-KK-XX-XX-DR-AT-1001 received 20 May 2026

Proposed Elevations Sheet 2 241381-CWR-KK-XX-ZZ-DR-AT-1302 received 20 May 2026

Proposed Door Types and Schedule 2 241381-CWR-KK-XX-ZZ-DR-AT-1505 received 20 May 2026

Proposed Window Types Sheet 2 241381-CWR-KK-XX-ZZ-DR-AT-1502 received 20 May 2026

Design and Access Statement received 20 May 2026

Proposed Elevations Sheet 1 241381-CWR-KK-XX-ZZ-DR-AT-1301 received 20 May 2026

Proposed Window Types Sheet 3 241381-CWR-KK-XX-ZZ-DR-AT-1503 received 20 May 2026

Proposed Window Types Sheet 1 241381-CWR-KK-XX-ZZ-DR-AT-1501 received 20 May 2026

Proposed Ground and First Floor Plans 241381-CWR-KK-XX-ZZ-DR-AT-1201 received 20 May 2026

Octagon Entrance Door Proposed and Existing 241381-CWR-KK-XX-ZZ-DR-AT-1303 received 20 May 2026

Planning Statement received 20 May 2026

Proposed Door Types and Schedule 1 241381-CWR-KK-XX-ZZ-DR-AT-1504 received 20 May 2026

REASON: For the avoidance of doubt and in the interests of proper planning

3. WINDOW DETAILS

Prior to the installation of any replacement windows, representative sectional drawings of the proposed window units at a scale of not less than 1:5 shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include sections through the window frames, heads, jambs and cills.

The replacement windows shall thereafter be installed in accordance with the approved details.

REASON: To safeguard the special architectural and historic interest of the Grade II listed building.

RECOMMENDATION: That Planning Permission be GRANTED, subject to the following conditions:

1. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Block Plan 241381-CWR-KK-XX-XX-DR-AT-1101-P02 received 4 Jun 2026

Heritage Statement received 20 May 2026

Proposed Window Schedule 241381-CWR-KK-XX-ZZ-SC-AT-1506 received 20 May 2026

Location Plan 241381-CWR-KK-XX-XX-DR-AT-1001 received 20 May 2026

Proposed Elevations Sheet 2 241381-CWR-KK-XX-ZZ-DR-AT-1302 received 20 May 2026

Proposed Door Types and Schedule 2 241381-CWR-KK-XX-ZZ-DR-AT-1505 received 20 May 2026

Proposed Window Types Sheet 2 241381-CWR-KK-XX-ZZ-DR-AT-1502 received 20 May 2026

Design and Access Statement received 20 May 2026

Proposed Elevations Sheet 1 241381-CWR-KK-XX-ZZ-DR-AT-1301 received 20 May 2026

Proposed Window Types Sheet 3 241381-CWR-KK-XX-ZZ-DR-AT-1503 received 20 May 2026

Proposed Window Types Sheet 1 241381-CWR-KK-XX-ZZ-DR-AT-1501 received 20 May 2026

Proposed Ground and First Floor Plans 241381-CWR-KK-XX-ZZ-DR-AT-1201 received 20 May 2026

Octagon Entrance Door Proposed and Existing 241381-CWR-KK-XX-ZZ-DR-AT-1303 received 20 May 2026

Planning Statement received 20 May 2026

Proposed Door Types and Schedule 1 241381-CWR-KK-XX-ZZ-DR-AT-1504 received 20 May 2026

REASON: For the avoidance of doubt and in the interests of proper planning.