

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03995
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	10 Ingram Street, Malmesbury, SN16 9BX
DEVELOPMENT DESCRIPTION:	Replacement windows and doors and repointing front elevation.
RECOMMENDATION:	Approve – Condition

SITE DESCRIPTION/CONTEXT

No. 10 Ingram Street is one a terrace of three town houses. The terrace is constructed of limestone rubble beneath a stone slate roof with brick gable stacks. The buildings are of double depth plan form and arranged over three storeys with attic accommodation.

The street (South East) elevation is characterised by segmental arched openings to doors and windows, while the garden (North West) elevation includes a small double casement modern window and modern lean-to extension with modern doors and sidelights.

Ingram Street runs form the west end junction with High Street (B4042) to Silver Street at the east end. The terrace is located centrally on the north side of the street and is within the Malmesbury Conservation Area.

PROPOSAL

Replacement windows and doors and repointing front elevation. The proposed works are limited in scope and affect the external fabric only.

They comprise:

- Replacement of 3 modern windows on the South East elevation (one on each floor)
- Replacement of modern front door
- Removal of modern cut pointing to South East elevation and replacing with flush lime mortar
- Replacing modern bathroom window on North West elevation together with modern glazed screen and side lights

RELEVANT PLANNING HISTORY

Proposal / Summary
N/97/01999/LBC - Listed building consent Decision - Unknown Date: 3/11/1997 – INTERNAL & EXTERNAL ALTERATIONS INTERNAL/EXTERNAL ALTERATIONS
17/03410/PDENQ - PD Enquiries Decision - PD Rights Intact Date: 12/4/2017 – Planning history search
19/11653/LBC - Listed building consent Decision - Approve with Conditions Date: 21/2/2020 – Proposed replacement of PVCu doors with timber doors.

15/10107/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 22/10/2015 – Proposed replacement front door, new french windows and replace kitchen side windows with stained glass. Property has permitted development rights removed by Article IV Direction.
ACV/2023/00023 - Asset of Community Value Decision - Refuse Date: 10/11/2023 – Nomination of Freemasons Hall (The Masonic Hall), Silver Street, Malmesbury to be listed as an Asset of Community Value
ENQ/2024/01719 - PD Enquiries Decision - PP Required Date: 19/12/2024 – Installation of Garden Shed, Change Paint Colour of Front of Hall from Off-White to Light Sand and Change Window Frames & Doors from Purple to Grey/Blue, Installation of Solar PV Array on South Facing Pitch Roof, Change of Windows and Door at Rear and ins
N/10/00765/LBC - Listed building consent Decision - Approved Date: 22/4/2010 – Clean Stone Plaque and Add New Plaque on Front Elevation
PL/2026/03995 - Listed building consent (Alt/Ext) – Replacement windows and doors and repointing front elevation.

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

N/A

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 information includes Site Location and Block, Existing Plans and Elevations, Heritage and Design and Access Statement and Window and Door details

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 the No.10 Ingram Street as part of a terrace of 3 townhouses of historic fabric and vernacular architectural interest, the setting of the neighbouring listed buildings and the use and the architectural interest of the building makes a positive contribution to the Malmesbury Conservation Area.

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 existing windows to the street frontage of No. 10 Ingram Street (South Elevation) property are modern two light casements with a storm profile with upper half divided into 2/2 pattern with glazing bars and a lower single pane. The front door is a half glazed modern door with fielded panels to lower half and the dormer window is storm profile casement with top hung opening light.

To the rear elevation the first floor has a small modern casement with top hung light and to the rear modern extension bi fold doors.

The existing windows and doors are modern and are not of a traditional appearance, glazing pattern or opening form. They have neutral significance. The existing openings to the front (south Elevation) with cambered heads are significant.

The proposal is to replace the front windows. The new windows to front elevation, dormer and rear elevation will incorporate slender glazing bars, with traditional flush fitting, side opening casement frame sections, and slimline double glazing.

The front door is to be replaced in a similar style with fielded panels to lower half and two glazed light to upper half. The rear bi fold doors are to be replaced with side lights with top hung light and French doors.

The replacement windows and doors are traditional in profile, appearance and opening form and better reflects traditional window proportions while providing an improved thermal performance.

The other aspect of the proposal is to remove the cement strap pointing to the rubble stone work and to replace with lime based pointing.

The Historic England guidance referenced above on replacement of the neutral significant windows, in a modern design that do not follow historic patterns or contribute to the significance of listed buildings with new windows of a sympathetic historic pattern, may include single-glazed or slim-profile double-glazing, and are considered not to cause additional harm. The replacement also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

The repointing replacing cement with lime mortar pointing will assist in securing the future use of a heritage asset in support of its long-term conservation.

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 floor replacement windows and external doors and repointing will have a largely positive outcome to the heritage asset that results in heritage benefits by virtue of the proposed investment in repair and upgrading which will help to secure the future of the building. It is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation.

RECOMMENDATION:

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

WA5 LISTED BUILDING CONSENT - COMMENCEMENT 3 YEARS

PLANS LIST CONDITION