

**Replace 5no. windows on front elevation with new single glazed timber windows at Old Farm House Preston Cirencester Gloucestershire GL7 5PR**

<b>Listed Building Consent 24/01563/LBC</b>	
<b>Applicant:</b>	Mrs Lisa Spivey
<b>Agent:</b>	
<b>Case Officer:</b>	Charlotte Bowles-Lewis
<b>Ward Member(s):</b>	Councillor Mike Evely
<b>Committee Date:</b>	11 March 2026
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**1. Main Issues:**

- (a) Impact on listed building, and its setting.

**2. Reasons for Referral:**

- 2.1 In accordance with the Council's Scheme of Delegation, as this application is submitted by or on behalf of a Member of the Council, it cannot be determined under delegated powers. It is therefore referred to the Planning and Licensing Committee.

**3. Site Description:**

- 3.1 The application site, Old Farm House, Preston, comprises a Grade II listed building within the Preston Conservation Area. The building fronts the main route through the village and occupies a prominent location with smaller adjacent cottages forming a ribbon-like settlement.
- 3.2 The listed building description is as follows: *PRESTON VILLAGE SP OO SW (north side) 3/121 The Old Farmhouse II Detached farmhouse. Probably early C19. Random coursed rubble stone with alternating flush quoins, stone slate roof, brick end stacks. 'L'-shape range, 2 storeys. Three windows, 3/2/3- light casements with flat stone voussoir heads. Two 3-light on ground floor flanking central half-glazed door, also with flat stone voussoir head. Left hand return of rear wing has 2-light on first floor, 4-light below.*

#### **4. Relevant Planning History:**

- 4.1 91.02271 and 91.02272 Permitted 24.02.1992 Extension to house to provide first floor ensuite bathroom over existing utility and replacement of three windows
- 4.2 18/01036/FUL Permitted 26.07.2018 External alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty walls and repairs to barn. Installation of new gates and hard landscaping.
- 4.3 18/01037/LBC Permitted 26.07.2018 External and internal alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty wall and repairs to barn. Installation of new gates and hard landscaping
- 4.4 21/03907/LBC Permitted 14.09.2023 Replace side and rear existing wooden casement single glazed windows with slim profile double glazed, wooden casement windows.

#### **5. Planning Policies:**

TNPPF The National Planning Policy Framework

#### **6. Observations of Consultees:**

- 6.1 None

#### **7. View of Town/Parish Council:**

- 7.1 None

#### **8. Other Representations:**

- 8.1 None

#### **9. Applicant's Supporting Information:**

- Design and Access Statement
- Photographs of the existing windows
- Existing and proposed elevations
- Window details from contractor

## 10. Officer's Assessment:

- 10.1 The application seeks listed building consent for the replacement of five casement windows on the front elevation, Previously, consent was granted under application reference 21/03907/LBC for the replacement of the side and rear existing wooden casement single glazed windows with slim profile double glazed, wooden casement windows. The windows to the front elevation are modern replacements approximately 40 years old and the applicant confirms these were replaced prior to listing in 1986.
- 10.2 The existing windows are of good quality, traditional design and single glazed. The site is prominent in the street scene and the aesthetic nature of the windows, replicating window proportions and casement detailing, contribute to the significance of the listed building and the street scene. Since the 2021 submission, Historic England has reviewed their guidance regarding climate change and energy efficiency - <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>. The proposal to replace the windows with single glazed copies follows section 2 of the Historic England principles regarding window proposals as follows –
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.*
  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.*

10.3 The existing casement windows are proposed to be replicated following the architectural form of the historic building, these will be painted and constructed in hardwood timber. Following previous consents for replacement windows in listed buildings, a condition will be applied for the use of a sustainable hardwood timber. Therefore, it is considered that the proposed replacement windows with single glazed units, will sustain the character and significance of the listed building. The development is considered to preserve the special architectural or historic interest of the listed building. It is considered that the development is in accordance with Section 16 of the National Planning Policy Framework.

## **11. Conclusion:**

11.1 Overall, it is considered that the development is in accordance with legislation and guidance. It is therefore recommended that the application is granted for Listed Building Consent, subject to conditions.

## **12. Proposed Conditions:**

1. The development shall be started by 3 years from the date of this decision notice.

**Reason:** To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing(s):

Proposed elevation drawing reference 30214-9 and window scaled and section drawings identifying the cill, mullion and glazing bar detailing.

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. The five front casement windows shall be constructed from a European hardwood, such as oak, or one of the more durable softwoods, such as Scots

pine/European redwood, or imported Douglas fir, and not from engineered or composite timber.

**Reason:** To ensure that the windows are constructed from materials that are appropriate to the character and design of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

**Informatives:**

This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended in writing and referred to on this decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress [or required separately under the Building Regulations, by the County Fire Service or by environmental health legislation] may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.