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## Appeal Decisions

Site visit made on 19 August 2025

by **Juliet Rogers BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12 September 2025

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### **Appeal A Ref: APP/R3325/W/25/3359789**

#### **No 2 Barwick House, Barwick, Yeovil, Somerset BA22 9TB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mrs Helen Knight against the decision of Somerset Council.
  - The application Ref is 24/02561/FUL.
  - The development proposed is removal of existing double-glazed window and replacement with new double-glazed window.
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### **Appeal B Ref: APP/R3325/Y/25/3359195**

#### **No 2 Barwick House, Barwick, Yeovil, Somerset BA22 9TB**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
  - The appeal is made by Mrs Helen Knight against the decision of Somerset Council.
  - The application Ref is 24/02562/LBC.
  - The works proposed as per Appeal A.
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## Decisions

1. **Appeal A** is allowed and planning permission is granted for removal of existing double-glazed window and replacement with new double-glazed window at No 2 Barwick House, Barwick, Yeovil, Somerset BA22 9TB in accordance with the terms of the application, Ref 24/02561/FUL, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with drawing nos:

|        |                                       |
|--------|---------------------------------------|
| A009A  | Location Plan                         |
| A111A  | Existing East Elevation               |
| A6002A | Elevation - Proposed Profiles         |
| A6012A | Detail Plan – Proposed Double Glazing |
2. **Appeal B** is allowed and listed building consent is granted for the removal of existing double-glazed window and replacement with new double-glazed window at No 2 Barwick House, Barwick, Yeovil, Somerset BA22 9TB in accordance with the terms of the application Ref 24/02562/LBC, and the plans submitted with it, subject to the following condition:
  - 1) The works authorised by this consent shall begin not later than three years from the date of this decision.

## **Preliminary Matters**

3. I have used the address as provided on the appeal form in the banner head and decisions above as this more precisely identifies the site.
4. The preparation of the new Somerset Local Plan has commenced following the creation of Somerset Council. As the emerging plan has not reached publication stage no policies have been put forward as relevant to the determination of this case. In the meantime, the South Somerset Local Plan (the Local Plan) remains in place. Consequently, I have determined this appeal in accordance with it and the National Planning Policy Framework (the Framework).
5. As the proposal relates to a listed building, I have had regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act).

## **Main Issue**

6. The main issue for both appeals is whether the proposal would preserve the Grade II listed building known as Barwick House<sup>1</sup> and any of the features of special architectural or historic interest that it possesses.

## **Reasons**

7. Barwick House was constructed during the eighteenth century within substantial parklands that incorporated pleasure grounds. It is believed that the house was remodelled or rebuilt in a Jacobean Revival style circa 1830 and an orangery added. Latterly, the house was used as a school before being transferred into private ownership towards the end of the twentieth century. The listing indicates that substantial repairs were undertaken at this time, likely as a result of neglect and/or vandalism, and the house was converted into five apartments, including the appeal property.
8. The principal elevation of the house comprises a mirrored central three storey form with detailed parapets. The arched stone entrance porch with Venetian window above draws the eye towards the centre point of the house, emphasising the building's symmetry. Although of differing widths, building line position and roofscape arrangement, the two storey elements to either side of the central bulk include large Venetian windows at ground floor. These add to the symmetry appreciable across the façade. Insofar as is relevant to the proposal, the historical uses of the house, architectural details and the use of local honey coloured ham stone contribute to the special interest of the listed building.
9. The house's setting within the Grade II\* Barwick Park<sup>2</sup> including the separated Grade II listed folly structures and subterranean grotto, and the nearby artificial serpentine lake, also contributes to its special interest. Although described in the listing entry for the park as the centre piece of the estate, the house's position in a hollow in the topography and the screening provided by several wooded areas within the parklands means the building is experienced primarily within short distance views. In particular, being orientated away from the main driveway off Two Tower Lane, the façade of the house comes into view as the drive sweeps around the side of the building. The special interest of the park, therefore, also

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<sup>1</sup> List Entry Number: 1057220; date first listed: 30 August 1984

<sup>2</sup> List Entry Number: 1000411; date first listed: 1 June 1984

relates to its historical use alongside the house, its undulating topography and the various structures, including the house, and landscape features within it.

10. The proposal comprises the replacement of a double-glazed Venetian window at ground floor level which currently serves the kitchen of Apartment 2, referred to hereafter as the appeal window. The main parties agree the existing window was installed without planning permission or listed building consent. From the evidence before me and my site visit observations, this is not the only opening within the façade where a historic window has been replaced with more modern double-glazing units, including the other ground floor Venetian window. Although there may have been some loss of the historic fabric when then these windows were replaced, I have little information before me to verify what existed previously and precisely what may have been removed. Consequently my assessment of the proposal is based on the evidence before me.
11. Nonetheless, several historic windows comprising single glazing set within thin frame profiles are present in the façade, including the two openings serving Apartment 2's sitting room. The appeal window comprises similar elements, such as its painted white wooden frame and glazing bars, sash mechanism and the number of panes, to those of the sitting room windows. However, the appeal window's wider frames, bars and grilles to support the additional weight of the double glazing, as well as the use of metal chain sash cords, are contemporary features.
12. When compared to the existing slim framed, single glazed windows illustrated on the Existing Window Detail Plan<sup>3</sup>, there is little perceptible deviation in the scale and detail of features within the proposed replacement window shown on the Proposed Window Detail Plan<sup>4</sup>, although there may be a difference in the survival of historic fabric. As a result, I see no reason to conclude that the removal of the existing window and the installation of the replacement window would lead to a loss of historic fabric or represent an unsympathetic alteration to the listed building. Consequently, the replacement window would not cause material harm to the special interest of Barwick House or the significance of Barwick Park.
13. I conclude that the proposal associated with both appeals would preserve the special interest of the Grade II listed building, satisfying the requirements of the Act and the desirability of sustaining and enhancing the significance of a heritage asset as set out in the Framework. The significance of Barwick Park would also be preserved in accordance with the Framework. The proposal, therefore, accords with policies EQ2 and EQ3 of the Local Plan which, amongst other things, requires alterations to existing buildings, including heritage assets, to preserve the local character and distinctiveness of the area.

## Conditions

14. I have imposed the standard time limit on both decisions. In respect to Appeal A, the standard plans condition is imposed for clarity and the avoidance of doubt and to assist with Appeal B.

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<sup>3</sup> Dwg ref: A6011A

<sup>4</sup> Dwg ref: A6012A

## **Conclusion**

15. For the above reasons and having regard to all other relevant matters raised, I conclude that both appeals should be allowed.

*Juliet Rogers*

INSPECTOR