

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 230614/LBC

Address: 13 Heritage Court, Castle Hill, Reading, RG1 7RP

Proposals: Replacement of 1 window

Case Officer: Marcie Rejwerska

Date received (valid from): 8 June 2023 Target Decision date: 6 October 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a top-floor flat in 13 Heritage Court, on the north side of Castle Hill. The Heritage Court terrace is a Grade II listed four-storey building, and the listing reads as follows,

CASTLE STREET 1. 5128 (North Side) Castle Hill Nos 144A to 152 (even) SU 7073 12/42 II GV 2. Early C19. Symmetrical terrace. 4 storeys and basement. Stucco on Bath stone. String at 1st floor level. Channelled ground floor. Cornice and blocking course. Slate roof. End houses break forward. Cross glazed and glazing bar sashes, 13 windows to upper floors. 7 windows and 3 doors to road. 1st floor windows have semi-circular heads and in end bays have contemporary balconies. 3 windows on 2nd floor have bracketed cornices. Verandah on ground floor between projecting bays with decorative cast iron railings and standards. French casement windows to verandahs. Carriage sweep has end piers for gates, one missing.

The site is also within the Castle Hill/Russell Street/Oxford Road Conservation Area.



Heritage Court terrace. Image taken from Google Maps on 3 October 2023.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for replacement of 1 sash window and repair of 3 other sashes which are degraded from mould and rot. The proposal includes like-for-like replacement with single glazed timber sashes.

Plans considered:

TQRQM23120101656769, Location Plan, dated 30 April 2023, received 9 May 2023

Existing Elevations, received 8 June 2023

Design and Access Statement, received 9 May 2023

Method Statement, received 26 July 2023

D37055 Joinery Detail Sheet, pg. 1-8, dated 26 September 2023, received 27 September 2023

3. RELEVANT PLANNING HISTORY

220798 - Listed Building Consent for Proposed Installation of condenser pipe to exterior wall - LBC Granted

4. CONSULTATIONS

The following addresses were consulted by letter.

10 Heritage Court, Castle Hill, RG1 7RP

14 Heritage Court, Castle Hill, Reading, Berkshire, RG1 7RP

8 Heritage Court, Castle Hill, Reading, RG1 7RP

9 Heritage Court, Castle Hill, Reading, RG1 7RP

30 Jesse Terrace, Reading, RG1 7RT

13 Heritage Court, Castle Hill, Reading, RG1 7RP

14 Heritage Court, Castle Hill, Reading, RG1 7RP

15 Heritage Court, Castle Hill, Reading, RG1 7RP

16 Heritage Court, Castle Hill, Reading, RG1 7RP

11 Heritage Court, , Castle Hill,, Reading

No letters of representation received.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance
BS7913: Guide to the Conservation of Historic Buildings
Conservation Principles, Policies and Guidance 2008
Historic England Traditional Windows 2017

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

Other Local Documents

Russell Street/Castle Hill Conservation Area Appraisal 2020

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

APPRAISAL

The main issue to be considered is the conservation implications of this proposal. Policy EN1 states “Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”

The proposed works are necessary to ensure the living conditions of flat no. 13 within Heritage Court are acceptable. Replacement and repair of the windows as identified in the submitted documents details that these windows would be like-for-like with a modern choice of timber called Accoya. Historic England specify that *“When repairing historic buildings it is therefore important to select timbers that contain the minimum amount of sapwood.*

There has been recent development of acetylated softwood whereby the cellulose is modified by binding it with the major component of vinegar. This greatly enhances the durability of the sapwood and also makes the timber more dimensionally stable.”

The choice of timber is therefore considered acceptable.

The impact on the appearance of the terrace as a whole and its character is considered minimal. There is no harm identified to the historical value of the property.

Conclusion

The proposed works have been assessed against the national and local policy as outlined above and the works are considered acceptable.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Subject to the following conditions:

1. Time Limit Listed Buildings (Works)

2. Listed Building Consent (Works Specification)
3. Listed Building Materials To Match