

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: 230497/HOU & 230498/LBC

Address: 19 Oaklands, Reading, RG1 5RW

Proposals: Remove the existing patio door and windows due to excessive wood rot and replace with new patio doors and windows to match existing.

Case Officer: Marcie Rejwerska

Applicant: Mr Chad Green

Date received (valid from): 17 April 2023 **Agreed Target Decision date:** 23 June 2023

1. SITE DESCRIPTION

The application site is a ground floor flat in a residential block which is part of the Oaklands estate located off Hamilton Road. The estate comprises five residential blocks of mid-century flats. The estate is Grade II listed.

The listing reads as follows,

*“Nos. 10-12 and 14-24 Oaklands, built in 1967 by Diamond Redfern and Partners, is listed at Grade II for the following principal reasons: * Architectural quality: an unusually well-planned and crisply-detailed housing scheme, combining frankly modern design with simple, homely materials in the manner of the contemporary Span Estates developments; * Landscaping: the landscape design by Sheila Haywood, which retains elements of the older gardens, is of high quality and succeeds in tying these overtly contemporary buildings into their leafy Victorian setting; * Group value: the five listed residential blocks form a clearly defined group.”*

The surrounding area is residential. The site is just outside of the South Park conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for like-for-like replacement of the rear elevation patio doors and windows which are double-glazed timber painted in black. There is no proposed change to the appearance of the patio doors and windows.

Both Listed Building Consent and Planning Permission have been applied for.

Plans considered:

SU7372NE Location Plan, received 17 April 2023

Design and Access Statement, received 17 April 2023

Window details, received 17 April 2023

MAL8543 Existing rear elevation, dated 18 May 2023, received 18 May 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultation:

Conservation Officer - no comment received.

External consultation:

The following addresses were consulted by letter.

18 Oaklands, Reading, Berkshire, RG1 5RW
21 Oaklands, Reading, Berkshire, RG1 5RW
22 Oaklands, Reading, RG1 5RW
19 Oaklands, Reading, RG1 5RW
23 Oaklands, Reading, RG1 5RW
15 Oaklands, Reading, RG1 5RW
14 Oaklands, Reading, RG1 5RW
17 Oaklands, Reading, RG1 5RW
20 Oaklands Way, Basingstoke, RG23 8LY
24 Oaklands, Reading, RG1 5RW

No letters of representation received.

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.

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.

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
EN1 (Protection and Enhancement of the Historic Environment)

Other

Traditional windows: their care, repair and upgrading (Historic England, 2017)
Conservation Principles, Policies and Guidance (Historic England, 2008)
BS 7913:2013 Guide to Conservation of Historic Buildings

6. APPRAISAL

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The proposal involves the replacement of patio doors and windows. The proposal poses no harm to the fabric or character of the listed building. The works will improve the condition and appearance of the building. The proposed works are not considered to cause harm to the setting of the listed building.

7. CONCLUSION

The proposed development would not harm, but would sympathetically preserve/restore the fabric and character of the listed building in accordance with Policy EN1.

8. RECOMMENDATION

GRANT PLANNING PERMISSION & GRANT LISTED BUILDING CONSENT