

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: 221338/LBC

Address: 2 The Brookmill, Reading, RG1 6DD

Proposals: Replacement of seven timber windows. Replacement of interior and exterior masonry (Amended Description)

Case Officer: David Brett

Applicant: Mr Timothy Creak

Date received (valid from): 29 September 2022 **Target Decision date:** 6 April 2023

1. SITE DESCRIPTION

The proposal site is a Grade II* listed building (list entry number 1113610) located at The Brookmill, Reading. The listing describes “BARN AT COLEYPARK FARM” as:

“Very large brick barn circa 1619. Brick English bond. 6 bays. Old tile roof patched with others and partly with Roman tiles. Main part has 2 rows of vents to north and central segmental headed entrance flanked by buttresses. Courtyard side to south has projecting gable with segmental arch over lintel and flanking lean-tos. Interior: queen-post roof with 2 rows of purlins on each side, the upper with small windbraces; 3 eastern bays repaired without windbraces. Ventilated panel to east with high lean-to shelter. 'L'-plan south wing slightly later as smaller central gable with weatherboarded tip, partly timber frame with brick. 5 bays, aisled to west. Large shelter to east. Interior, queen-post roof.”

Site visit date: 06/10/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks the replacement of seven timber windows, along with the replacement of interior and exterior masonry. A chemical damp proof course will also be installed to address existing rising damp issues. The application originally proposed new window openings, however, these were removed from the proposal during the application due to officer concerns that the proposed windows would harm the character and appearance of the Listed Building.

Plans considered

- Location Plan
- ~~Design & Access Statement~~
- ~~Damp Remediation Works Proposal~~
- ~~Drawings & Plans Document~~
- ~~Replacement Windows Brochure R9~~
- ~~Replacement Windows Brochure The Residence Collection~~
- ~~Solutions For Conservation Areas & Listed Buildings The Residence Collection~~

Received on 12/09/2022

- ~~Cross Sections, Design Details & Specifications Timberlook Flush Sash~~
- ~~Replacement Windows Brochure Timberlook Flush Sash~~
- ~~Heritage Statement~~

Received on 29/09/2022

- ~~Existing and Proposed Plans~~
- ~~Heritage Statement~~
- ~~Design & Access Statement~~
- ~~Drawings & Plans Document~~

Received on 06/02/2023

- Design & Access Statement
- Drawings & Plans Document
- Heritage Statement
- Full Property Floor Plan
- List of Fig References for Planning Application

Received on 09/02/2023

- Biocraft Quote - 32145 Rev 2
- Biocraft Quote General Notes - 32145 Rev 2

Received on 29/03/2023

3. RELEVANT PLANNING HISTORY

111045/LBC - Replacement of modern glazed front door with traditional old oak door - Application Permitted on 04/04/2011

4. CONSULTATIONS

The following addresses were consulted by letter.

- 1 The Brookmill, Reading, RG1 6DD - No response received.
- 3 The Brookmill, Reading, RG1 6DD - No response received.
- 4 The Brookmill, Reading, RG1 6DD - No response received.

Letters of representation have been received as follows:

Reading Borough Council, Conservation & Urban Design Officer - Response received on 29/11/2022

- In principle, Historic England and Reading Borough Council, do not support UPVC windows and doors on Listed Buildings.
- Under section L of the Building Regulations, historic buildings do not have to comply with the sustainable building regulations.

Reading Borough Council, Conservation & Urban Design Officer - Further response received on 10/02/2023 upon consideration of revised plans and proposal.

- There are no objections with the replacement timber windows with double glazed timber windows. They are essentially “like for like” timber windows.

Reading Borough Council, Conservation & Urban Design Officer - Further response received on 03/04/2023 upon consideration of schedule of works.

- Further to earlier advice, the proposed schedule of works as described in letter from Bio-craft, (dated 15 March and received on 03 April 2023), is supported and there are no objections.

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)

EN3 (Enhancement of Conservation Areas)

6. APPRAISAL

Protection and Enhancement of the Historic Environment

In accordance with policy EN1 of the Reading Borough Local Plan, all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits. In addition, applications affecting Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.

As per section 16 of the NPPF (2021) proposals affecting heritage assets such as Grade II Listed Buildings, Local Planning Authorities will assess the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal. The principle of replacing and windows and doors to a Grade II Listed Building is acceptable providing development complies with the Policies outlined in the Reading Borough Local Plan and NPPF.

The development concerns the replacement of existing timber frame windows with replacement double glazed timber frame windows. The application also seeks to address rising damp issues within the property. The quotation provided for the internal works include repointing, replastering, the fitting of a stainless steel EML reinforcing mesh to the construction joint in the hallway, and the application of a chemical damp proof course. The works proposed to the inside of the property are considered maintenance and necessary to address rising damp issues within the property. Traditional lime mortar is to be used for replastering and is considered and appropriate material for this heritage asset.

The development is therefore considered in accordance with Policies EN1 of the Reading Borough Local Plan. Conditions have been recommended to any approval decision to ensure that the work is carried out in accordance with the approved details, and that all materials shall be appropriate to the age and character of the heritage asset.

7. CONCLUSION

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Listed Building Consent can be granted.

8. RECOMMENDATION

Recommended Conditions:

LB1: Time Limit Listed Building (Works)

The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

LB2: Listed Building (Works Specification)

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- Location Plan

Received on 12/09/2022

- Design & Access Statement
- Drawings & Plans Document
- Heritage Statement
- Full Property Floor Plan
- List of Fig References for Planning Application

Received on 09/02/2023

- Biocraft Quote - 32145 Rev 2
- Biocraft Quote General Notes - 32145 Rev 2

Received on 29/03/2023

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

MLB: Listed Building Materials (To Match)

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Workmanlike Manner

The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning authority.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Recommended Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the statutory timescales for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

Listed Building Consent

For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.