

Listed Building Consent
to Replace
Wooden Sash Windows

34 Eldon Road, Reading, RG1 4DL

Planning Statement

Application Site

The application site is a Grade II Listed neoclassical semi-attached property which is residential in character located Eldon Road backing onto Eldon Place at the rear with vehicular access to the site. The property is located within the Eldon Road conservation area. The rear of 30 Eldon Road is located opposite the front of 36 Eldon Place. The site is in use by A.B. Walker & Son Ltd, Funeral Directors & Monumental Masons.

ELDON ROAD 1. 5128 (West Side) Nos 28 and 30 SU 7273 7/465 II GV 2. Before 1840. Probably by Henry or Nathaniel Briant. 2½ storeys. Bath stone ashlar pair with hipped slate roofs and 2 central chimneys. Flat eaves, obscured in front by wide break with coved cornice in which are 2 small attic windows with marginal glazing: gullocke panels below. 2 ranges of glazing bar sash windows, tripartite arch-headed on ground floor with stone balcony and cast-iron rails. Band over ground floor. Ground floor of break channelled. Recessed round headed porches on either side. Front garden walls project and have Eldon Square-type piers: polygonal with crested capping.

Figure 1: Site Location Plan

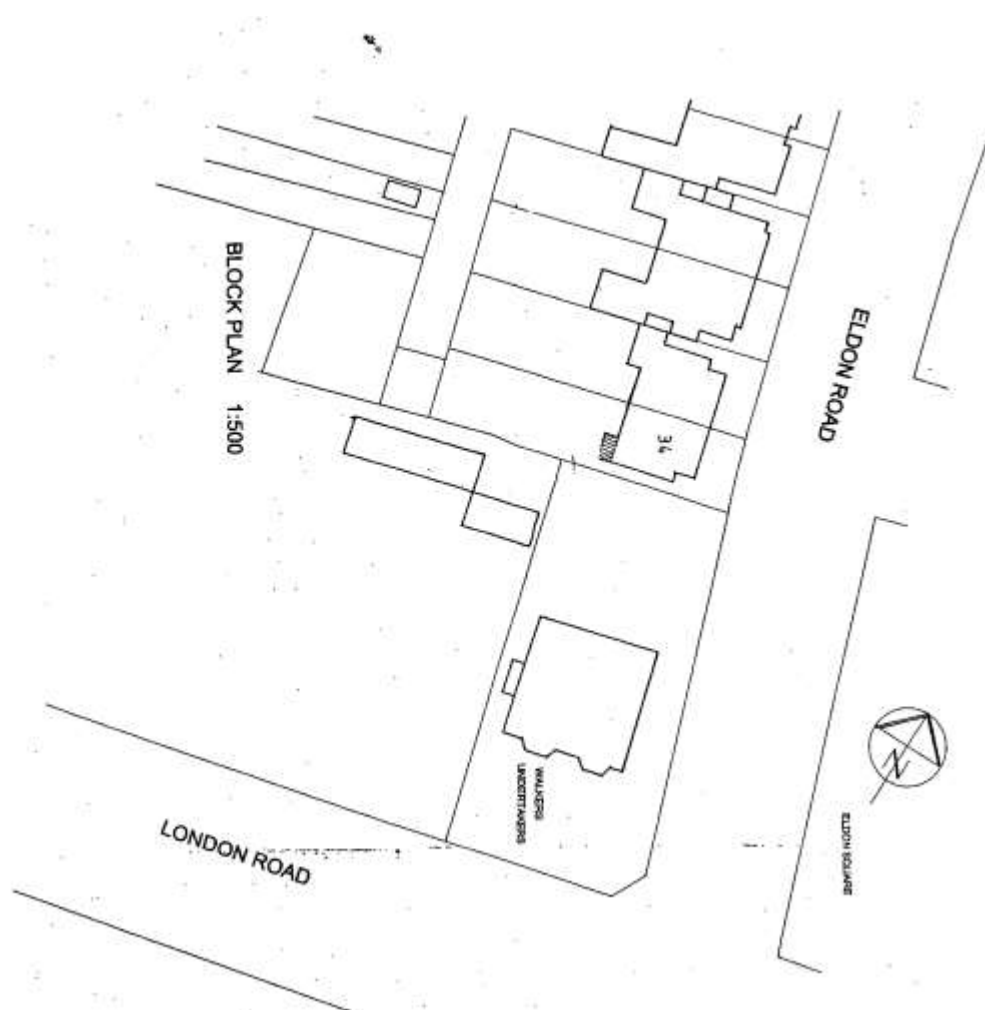


Figure 2 street scene photo:



Planning History:

No relevant planning applications

The Proposal:

The proposal is seeking Listed Building Consent to replace Wooden Sash Windows with uPVC

Assessment

The relevant policies in the

Reading Local Plan, adopted 2019, are EN1 and EN3 - both of which speak to protection and enhancement of the historic environment and conservation areas.

PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- Listed Buildings.
- Conservation Areas.
- Scheduled Monuments.
- Historic parks and gardens; and
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

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.

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.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be considered in any decision.

4.2.12 Planning is an important instrument for maintaining and enhancing the environment and preserving built and natural heritage. Planning policy must therefore reconcile the need for development with the need to protect the natural and historic environment. Planning policy should also seek opportunities for development to secure the conservation and enhancement of the historic environment, to better reveal its significance and to increase access to and enjoyment of that environment.

4.2.13 Heritage Statements will be expected to:

- i) describe the significance of the asset and its setting, using appropriate expertise; at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal; using appropriate references such as the Historic Environment Record and, if

necessary, original survey (including, for assets or archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation); and

ii) set out the impact of the development on the heritage assets and a suggested mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets as well as recording loss and advancing knowledge.

4.2.14 In areas where there is a need to protect character, local authorities have the power to make an article 4 direction to remove permitted development rights and require planning applications³¹. There are 15 Article 4 directions currently in place that relate to patterned brickwork and one relating to a locally listed building (plus two which restrict conversions from a house to an HMO) and the Council will continue to consider the implementation of Article 4 directions, particularly in areas where special historic character is threatened³². There is potential to use Local Development Orders (LDOs) in combination with Article 4 Directions to allow owners to reinstate features that reflect historic character without having to submit a planning application.

4.2.15 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Unlike buildings listed by Historic England, they are designated at the local level by the local authority. These areas are designated because they have a particularly distinctive character and usually provide a strong link to the history of the area and are heritage assets for the purposes of applying this policy. The specific heritage interests of Reading's Conservation Areas are set out in Conservation Area Appraisals. These documents serve as a guide for managing development in these areas.

4.2.16 Heritage Assets at Risk are identified by Historic England as "vulnerable to neglect, decay or other threats".³³ Heritage Assets at Risk deserve priority attention. As of October 2017, four assets in Reading have been identified by Historic England as 'at risk'. These are:

- Sacred Heart, St John's Road
- Chazey Farm Barn, The Warren
- St David's Hall, Portland Place, 24-30 London Road
- Remains of Reading Abbey

At the time of writing, three of the four sites identified as 'at risk' are either undergoing improvement or have secured funding for improvement (Sacred Heart, St David's Hall and the Remains of Reading Abbey). The Council is working closely with the owners of the Chazey Farm Barn to develop a plan for its restoration. Should other assets become identified as 'at-risk' throughout the plan period, the Council will actively work toward their protection. The most up-to-date list can be viewed on the Historic England website³⁴.

EN3: ENHANCEMENT OF CONSERVATION AREAS

The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:

- Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture.
- Restoring original building features.
- Removing inappropriate additions or alterations to buildings.
- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area.
- Improving signage and street furniture.
- Restoring or re-establishing appropriate paving, railings, or walls.
- Sympathetic landscaping and planting.
- Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area.
- Signage that reveals and promotes the Conservation Area and its boundaries.
- Interpretation panels to inform the public of the area's historical significance.

Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.

4.2.18 Appraisals were undertaken for all Reading's conservation areas between 2005 and 2010. These identify the special interest of each area and provide a valuable tool for considering development in these areas. The Conservation Area appraisals can be found on the Council's website³⁵. Information for property owners, estate agents and the public are also available online³⁶.

4.2.19 The Council supports community-led efforts to assess and update Conservation Area appraisals and management plans with limited technical support from officers and will work closely with groups with the aim of adopting updated appraisals and management plans. The Reading Conservation Area Advisory Committee is a community-led group separate from the Council and comprised of people with an interest in the built environment and its heritage³⁷. Membership will be drawn from local amenity societies, residents' associations, independent historical, architectural, and planning experts, and residents and businesses

Safeguarding Amenity CC8: SAFEGUARDING AMENITY

Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking.
- Access to sunlight and daylight.
- Visual dominance and overbearing effects of a development.
- Harm to outlook.
- Noise and disturbance.
- Artificial lighting.
- Vibration.
- Dust and fumes.
- Smell.
- Crime and safety; or
- Wind, where the proposals involve new development of more than 8 storeys.

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

As well as immediate impacts, other aspects to which this policy applies will include matters such as hours of operation of businesses, and effects of traffic movements, particularly of heavy goods vehicles (HGVs). Proposals which would generate regular movements of HGVs on residential roads will not be acceptable.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes.

4.1.36 One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. The policy aims to ensure that existing and additional residential properties provide an acceptable living environment, which is a key element of a high quality of life. It is applicable to any type of development.

4.1.37 Substantial levels of development are planned for Reading in coming years, and most of it will take place in the existing urban area of Reading. Although the mix of uses sought will be generally beneficial to Reading, this increasing concentration of different types of development may give rise to some tensions between uses.

4.1.38 Most tensions can be avoided by careful design, siting and orientation of buildings and spaces, paying particular attention to those aspects which are most likely to cause issues (e.g., car parks, bin stores and noisy equipment), and which are most sensitive to effects (e.g., children's play areas, outdoor spaces, or habitable rooms). Planning conditions can also be used to deal with matters such as the installation of extraction systems, hours of operation, or preventing a development from changing its character.

4.1.39 There is not any current policy prescribing the location of employment uses below 2,500 sq m. Such a policy is not required, if impacts on residential amenity are carefully controlled. This policy will therefore be regularly applied to new or expanding employment uses. Where HGV movements (vehicles having a gross laden weight greater than 7.5 tonnes) are to be generated, apart from during construction, it is not appropriate that residential roads are used. This policy also seeks to ensure that new development for uses such as residential near commercial use is not located or designed in a way that leads to future tensions that would constrain the operation of existing businesses.

4.1.40 Amenity levels for new residential development may also be considered. For instance, layouts should avoid locating living rooms, bathrooms, and kitchens next to, above, or below proposed and neighbouring bedrooms unless effects can be adequately mitigated through design. Another example is that 'dual aspect' units will help to increase access to light. 4.1.41 Other policies in this document deal specifically with uses which often have amenity impacts, for instance residential conversions (H8) and house extensions (H9). Policy CC8 must be read in conjunction with these policies where they apply.

4.1.42 There is good practice guidance available on some of these issues²². The Council's Supplementary Planning Guidance on House Extensions provides some useful guidance on how extensions can be designed to accord with the principles of this policy, and that SPG continues to be current. For instance, the SPG sets out a basic way to protect light to main rooms in adjoining dwellings, through avoiding extensions that would infringe on an area measured at an angle of 45° from the midpoint of the closest window to a habitable room in a neighbouring property.

4.1.43 This policy mainly deals with the result of developments, but in the meantime, conditions may be applied to regulate the amenity effects of construction.

Careful consideration of the scale and materials used has been adopted, designed to be of its time, with clean lines and a contemporary palette. (Sustainable Design), energy consumption has been reduced by inserting double glazed UPVC windows. As such we feel that the proposal compliments the character of the host building and its surroundings, creating a positive addition to this family dwelling.

The proposed window replacement is therefore considered to be planning policy compliant. Being a predominantly residential area, it is acceptable in principle and complies with the development plan. It is considered that the new use and enhancement works contribute numerous benefits for the area and preserve and enhance the property's conservation area setting.

In summary, the benefits of the development are:

- i) Enhancement of the street scenes of Eldon Road, London Road and enhancement of the character and appearance of Reading as a whole
- ii) Improved energy efficiency to a poorly performing building through various measures, including through the insertion of double-glazed windows.
- iii) Street is in line with good practice on creating safe areas with less crime or fear of crime.

Current challenges:

- 1. The existing windows/doors are low efficiency as regards energy retention & general wear & tear due to the age of them.
- 2. We would like to modernise the home with current high efficiency products – after seeking advice the current windows have a low efficiency rating and bearing in mind the current climate & environmental considerations, we feel it is the time to change these.

Objectives:

- 1. Energy efficiency –the current windows have a poor energy rating, and we feel it is imperative to address this.
- 2. Modernisation – as properties age it is imperative to keep in line with balance of quality and efficiency thus the contribution to modernise the subject property is clear to see.

Conclusion:



Overall, it is considered that the Proposal is fully compliant with the relevant policies as demonstrated above. We, therefore, see no reason for the council to reject this householder application in relation to the proposed scheme and kindly request for a timely decision to be made, in line with the guidance of the National Planning Policy Framework. If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly

Kind regards,

Studio Charrette



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