DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green
App Ref: 221203/HOU
Address: 23 Surley Row, Emmer Green, Reading, RG4 8ND
Proposals: Replacement of a rotten wooden window, second floor overlooking the driveway with a new wooden double glazed window
Case Officer: Beatrice Malama
Applicant: Mr Susan Stead
Date received (valid from): 13 August 2022 **Agreed Decision date:** 2 June 2023

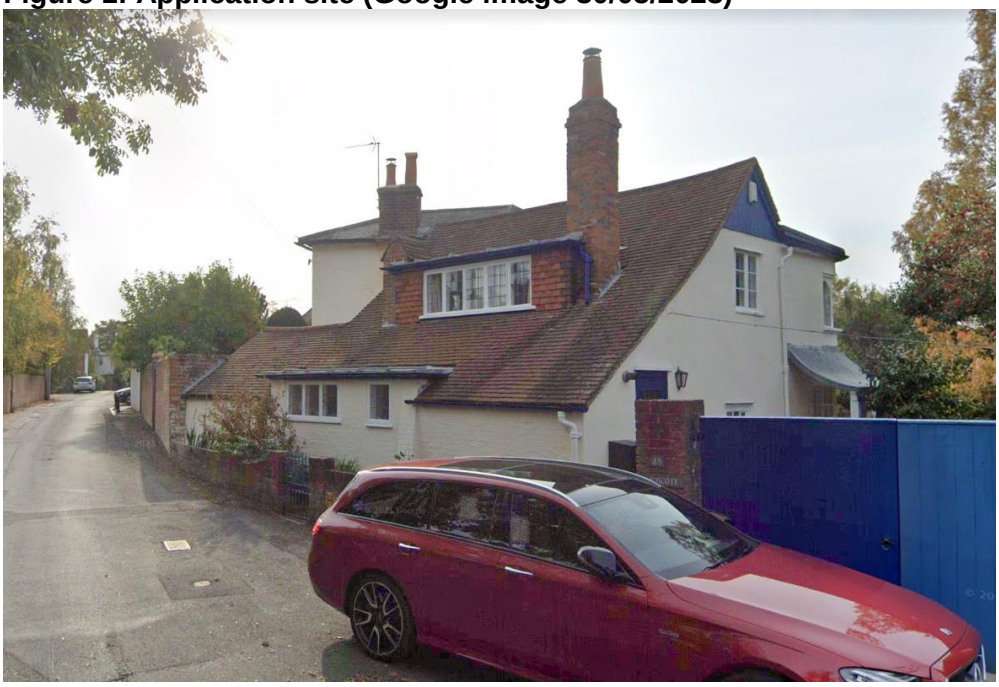
1. SITE DESCRIPTION

The application site is a two storey Grade II Listed building located at the junction of Surley Row and Sheep Walk in Emmer Green, Reading. The site also falls within the Surley Row Conservation Area. The wider area comprises of a mixture of detached, semi-detached and terraced properties.

Property Listing

SURLEY ROW 1. 5128 (West Side) No 23 (Farmcote) SU 7175 10/323 II 2. C18 altered. Front away from read. Brick cottage. Catslide tiled roof. 2 storeys. Stucco to garden. Regency corner to west with 3 arched lights and tented verandah extending to garden door. Taller mid C19 extension with 2 storey bay to south. Interior much altered, one room has stop chamfered beam (probably early-mid C18) and exposed joists (https://historicengland.org.uk/listing/the-list/list-entry/1248747?section=official-list-entry)

Figure 1: Application site (Google image 30/05/2023)



2. PROPOSAL AND SUPPORTING INFORMATION

Replacement of a rotten wooden window on the second floor overlooking the driveway with a new wooden double glazed window

Plans considered:
Site Location Plan dated 25 November 2012, received on 15 August 2022
Drawing No: 01 Existing Plans and Elevations, received on 15 August 2022
Proposed elevation – window detail received on 15 August 2022

3. RELEVANT PLANNING HISTORY

- Application ref: 120828/LBC - Internal and external works to provide insulation, new flooring, secondary glazing and re-decoration – permitted on 5/ 2/2013
- Application Ref: 150557/LBC - Replacement utility room window and landing window, and lounge French doors. Replacement of cracked panes in utility room window and hall window. Refurbishment of all other windows – permitted on 31/ 7/2015

4. CONSULTATIONS

Internal Consultees

Conservation and Urban Design Officer – No comment received

External Consultation

The following addresses were consulted by letter.

5 Sheep Walk, Emmer Green, Reading, RG4 8NE
21 Surley Row, Emmer Green, Reading, RG4 8ND

No letters of representation have been received

Reading CAAC – No comment 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.

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
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

SPG/SPD
Surley Row Conservation Area Appraisal

6. APPRAISAL

The proposal is for the replacement of an existing wooden window on the second floor overlooking the driveway with a new wooden double glazed window. The frame will be identical in appearance to the existing frame and painted white the same colour as the existing window. The proposed maintenance works are limited to the window. No other works to the building are proposed and therefore this proposal is assessed in terms of impact of the works on the fabric of a listed building.

Heritage

The building is a two storey Grade II Listed building. The proposed maintenance works involves a likel for like replacement of the existing upper floor side facing window. No other part of the building would be affected and thus no harm to the external appearance of the building itself and the surrounding properties would be expected.

In light of the above, it is considered that the proposed works would not have detrimental impact on the setting or character of the listed building and conservation area within which it is located, and the proposal therefore complies with the requirements of Section 66 and 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 and the statutory duties of the Council in this regard have been discharged.

7. CONCLUSION

The proposed works to the listed property which would involve a like for like window replacement has been assessed and found to be acceptable as it complies with the identified policy and guidelines and therefore Listed Building Consent can be granted.

8. RECOMMENDATION

Application Permitted

Recommended Conditions:

1. Time Limit Listed Building
2. Listed Building (Works Specifications)
3. Listed Building Materials (To Match)

INFORMATIVES
Terms
IF6: Building Control
IF7: Complaints about construction