

Delegated Application Report

Target Date: 09/06/21

Address: 47 Oaklands, Hamilton Road, Reading

Application No: 210579/CLB

Proposal: To replace the existing glass in the internal partition and door separating the living room and kitchen of the flat with safety glass reusing the existing wooden strips holding the glass

Case Officer: Connie Davis

Introduction and Proposal

The application site is a Grade II listed dwelling, part of a larger complex of listed dwellings at Oaklands. The building was built in 1967 and has been Grade II listed since February 2013. The listing for the application site is as follows:

EXTERIOR On the west (entrance) side, projecting brick walls form a series of irregularly-shaped yards enclosed by white boarded timber gates. Original front doors are of white-painted timber with two large glazed panels. Windows are centrally-hinged black timber casements, those to the upper floors set in bands of black vertical boarding; the living-room windows are taller, creating a varied pattern of fenestration. On the east (garden) side, the flats have glazed sliding doors with black timber surrounds opening onto semi-enclosed patios.

INTERIORS Original internal fittings, including built-in cupboards, glazed partitions to living rooms/kitchens and timber handrails to stairs, survive to varying degrees across the estate.

The proposal is for the replacement of glass within the internal partition of a door separating the living room and kitchen of the flat. The doors are an original feature of the dwelling and are specifically mentioned in the interior listing above. The replacement glass would have the same appearance but would be toughened safety glass. The wooden strips of the doors would remain as original.

Plans Submitted

The agent supplied the following:

Application form

Location Plan

Letter from applicant dated 12th April 2021

47 Oaklands: Photographs and diagram of glass partition

Location of the glass partition at 47 Oaklands, Hamilton Road, Reading

Received 12th April 2021

Relevant Planning History

151843/CLP - Certificate of Lawfulness relating to the installation of a heating

system in a Listed Building - Certificate of Lawfulness granted

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

The Listed Buildings and Conservation Areas Act 1990 requires that listed building consent is sought for the alteration or extension of a listed building that would affect its character as a building of special architectural or historic interest. The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014 enable an applicant to seek a determination from the Local Planning Authority that alterations or extensions they propose to a listed building would not affect its character, and would therefore not require listed building consent.

Assessment

The proposed alterations to the dwelling consist of the replacement of non-toughened glass with toughened glass. Whilst the doors are an original feature, and the glass partitions are referred to in the listing, the proposed glass would have the same appearance as the existing. As such, it is not considered that this will affect the special architectural and historic interest of the building, nor conflict with the details with the listing of the building (due to the matching glass and wood frames to remain as existing). It is therefore recommended that listed building consent is not required for these works, and the certificate can be issued.

Recommendation

The proposal has been assessed against The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014. It can be confirmed that the proposed works would not require listed building consent on the basis of the information received on 12th April 2021:

Application form

Location Plan

Letter from applicant dated 12th April 2021

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Location of the glass partition at 47 Oaklands, Hamilton Road, Reading

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed replacement of existing glass in the internal partition and door separating the living room and kitchen of the flat with safety glass reusing the existing wooden strips holding the glass. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed works.

Informatives

Terms

Construction and Demolition

1:1250 Location Plan (Not to scale)

