

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

Ward: Minster

App Ref: 200234

Address: 25 Arbour Close

Proposals: Replacement sliding sash window to Listed Building.

Case Officer: Mr David Brett

Applicant: Mr Andy Mead

Date received (valid from): 13/02/2020

Target Decision date: 09/04/2020

1. INTRODUCTION

The proposal site is a detached Grade II listed terraced dwelling located on Arbour Close, Minster. The listing describes 25 Arbour Close as the Gardener's Cottage at Coley Park Farm, Wensley Road. The dwelling is a 2 storey red brick construction with a slate roof and end chimney. The front door to the property is central, with three windows on the first floor and two windows on the ground floor. The dwelling is very symmetrical in appearance. To the rear of 25 Arbour Close, there are three windows on the first floor, two windows on the ground floor along with glazed panel French doors. The frames for the windows and French door are white (painted) timber.

25 Arbour Close is set further back from the highway than other dwellings on this road, assumedly to preserve the setting of the Grade II listed building. The proposal site backs on to Holy Brook and Coley Water Meadows.

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for the replacement of a sliding sash window to Listed Building. The window to be replaced is the first floor centre window to the [rear of the property \(landing window\)](#).

Plans considered:

- Proposed Plan - AC130220
- Location Plan
- Block Plan - BK302984
- Heritage Statement
- Design and Access Statement

Received on 14/02/2020

~~• Proposed Timber window & Door Replacement Schedule - 120332 P(0)2~~

Received on 17/02/2020

- Proposed New Sash Window - AC130220/1

Received on 13/03/2020

- Proposed Timber window & Door Replacement Schedule (Amended) - 120332 P(0)2
 - *Removal or reference to double glazing for clarity (see Heritage consultation response). Agent has confirmed that the proposed window will be single glazed as per drawing AC130220/1.*

Received on 03/04/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 21 Arbour Close - No response has been received.
- 23 Arbour Close - No response has been received.
- 27 Arbour Close - No response has been received.
- 29 Arbour Close - No response has been received.
- Heritage Consultant - Response received on Wednesday 4th March 2020:
 - The building is listed as part of the Kitchen garden walls and gardener's cottage at Coley Park Farm:
 - *WENSLEY ROAD 1. 5128 Kitchen garden walls and gardener's cottage at Coley Park Farm SU 7072 13/605 SU 77 SW 17/605 II 2. Extensive C18 11 foot red brick walls with English and other bonds, and occasional blue headers. Plain soldier course for capping. Plinth. Breached to north-west and south-west.*
 - *In south wall a gardener's cottage, early C19 front to older building. 2 storeys red brick with band over wound floor, and off set eaves courses. Slate roof with end chimneys. 3 windows on 1st floor, 2 light leaded casements, 2 on ground floor with segmental heads, glazing bar sash to right. Central 4-panel door with 3 pane overlight. Pedimented gable ends. Older brick to rear. Washhouse to west.*
 - The list describes windows on 1st floor as 2 light leaded casements in the cottage which suggest window have been replaced.
 - The windows to the rear do seem to be later insertions, although reproduced to an appropriate sash window design.
 - Therefore, there is no objection to the replacement of the rear windows and French doors, subject to appropriate detailing for the windows and double glazing.
 - This will potentially require the use of slim-lite double glazing in order to ensure that the glazing bars are not overly bulky and match historic thicknesses. Therefore the following conditions are recommended:
 - **DETAILS - NEW WINDOWS**
Before the relevant part of the work is begun, a plan, elevation and section drawings, with materials annotated, of the new windows (including surrounds) at a minimum scale of 1:10 with typical moulding details at a scale of 1:1, shall be submitted to and approved in writing by the Local Planning Authority.
 - **COMMENCEMENT OF WORKS - TIME LIMIT**
The development hereby permitted shall be begun before the expiration of three years from the date of this consent.
Reason: To accord with s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to allow the Local Planning Authority to reconsider the desirability of the proposal if it is not carried out within that time.
- Heritage Consultant - Additional response received on Wednesday 1st April 2020:
 - *The attached drawing (Proposed New Sash Window - AC130220/1 received on 13/03/2020) for the replacement sash windows is considered acceptable in respect of the condition for the drawings of the design of new windows. They haven't included the materials, but from the previous drawing I believe this was shown as timber?*
 - *I note this is shown as a single glazed window.*

5. 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.

6. 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'.

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.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

EN1 Protection and Enhancement of the Historic Environment
CC8 Safeguarding Amenity

7. APPRAISAL

7.1 Protection and Enhancement of the Historic Environment

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 existing first floor landing window to the rear of 25 Arbour Close is to be replaced with a hardwood window with a painted finish to match the existing windows (Window TYPE-B as demonstrated on drawing 120332 P(0)2).
 - The proposed replacement window is considered to contribute positively to the Grade II listed building. The design of the replacement window respects the existing design and arrangement of the windows to the rear of 25 Arbour Close.
 - The elements of which contribute to the listing status of the property are considered intact as a result of this proposal. The design of the window has been chosen to match the existing sizes of the beading, linings, frames and pane sizes of the existing window. The proposed window frame is to be constructed in hardwood and painted to match the existing windows to the rear of 25 Arbour Close.

- The proposed window elevations states that the existing masonry will be used in the installation of the replacement window. This is preferred as it reduces the amount of alteration to the rear of the Grade II listed building.

In this instance the works as proposed would not lead to any harmful loss of significance to the Listed Building. The works are considered to result in the preservation, restoration and enhancement of the heritage asset for the public benefit. Specific conditions have been recommended to secure relevant material and joinery details. The proposal therefore complies with the requirements of Section 66 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.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Harm to outlook*
- *Crime and safety*
 - This proposal is considered not to harm the amenity to neighbouring properties due to the size and scale of the proposal. The proposal is for the replacement of an existing window, as such there will be no material impact to amenity.

8. CONCLUSION

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

9. RECOMMENDATION

GRANT

10. 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:

- Proposed Plan - AC130220
- Location Plan
- Block Plan - BK302984
- Heritage Statement
- Design and Access Statement

Received on 14/02/2020

- Proposed New Sash Window - AC130220/1

Received on 13/03/2020

- Proposed Timber window & Door Replacement Schedule (Amended) - 120332 P(0)2

Received on 03/04/2020

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.

11. 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 permission to be granted within the prescribed target or agreed extended timescale 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

12. APPENDIX



1. Window to be replaced highlighted in yellow box.