

Delegated Application Report

Address: 26 Yew Lane, Reading, RG1 6DA
Application No: 200287/LBC
Proposal: The proposed works are to replace the property's main front (west) door and the back (south) door leading into its private walled garden. The replacement aims to be a like for like replacement of the wooden doors with glass panes keeping the same colour scheme.
Target Date: 11/09/2020
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

The application site relates a detached house which is a Grade II listed building. The listing for the building is as follows:

WENSLEY ROAD 1. 5128 Building to south of Rose Cottage SU 77 SW 17/602 II GV 2. Mid-C18 altered. 1½ storeys red brick with occasional blue bricks. Offset eaves courses. Half hipped old tile roof with louvred opening in north gable. Central door and 2 flanking later openings to west. Included for group value.

Listing NGR: SU7059471982

2. PROPOSAL:

The proposal consists of two replacement doors like for like. The agent supplied the following plans, photographs and information:

Location Plan
Block Plan
Site Plan
Heritage Statement
Received 27th February 2020

3. RELEVANT PLANNING HISTORY:

None relevant to this application.

4. CONSULTATION RESPONSES:

A site notice was displayed receiving no comment.

Heritage

Our Heritage Consultant provided the following comments:

The subject doors on the host building do not appear to be historic; as they appear to be 20th century additions. As such, there are no objections to replacements like for like including both the paint and door design/construction.

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. RELEVANT PLANNING POLICY, GUIDANCE AND LEGAL 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. The Development Plan for Reading relevant to the application site comprises the *Reading Borough Local Plan (2019)*.

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 ‘*National Planning Policy framework*’ (‘NPPF’) 2019 states clearly that its content is to be a material consideration in the determination of applications. The ‘NPPF’ states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan 2019) according to their degree of consistency with the ‘NPPF’ (the closer the policies in the plan to the policies in the ‘NPPF’, the greater the weight that may be given). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

EN1 Protection and Enhancement of the Historic Environment

7. APPRAISAL

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy EN1 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

Further to the consultation response received from the RBC Heritage Consultant the proposed works are considered acceptable. They are unlikely to result in harm to the special interest of the listed building provided conditions on using materials and paint like for like are included.

Overall, the proposal is not considered to adversely impact the heritage asset. Therefore, the proposal is considered to accord with Policies CC7, EN1, EN3 and EN12.

8. CONCLUSION

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