

DELEGATED APPLICATION REPORT

Application No: 201342/FUL

Address: Talbot House, 55 Castle Street, Reading, RG1 7SN

Proposal: Replacement of all existing timber framed windows with new timber framed double glazed sliding sash windows

Case Officer: David Brett

Applicant: Emma Nicholas

Received on (valid on): 28/09/2020

Target Date: Originally 27/11/2020, but an extension of time agreed until 08/01/2021 to allow for statutory consultation.

Application No: 201351/LBC

Address: Talbot House, 55 Castle Street, Reading, RG1 7SN

Proposal: Replacement of all existing timber framed windows with new timber framed double glazed sliding sash windows

Case Officer: David Brett

Applicant: Emma Nicholas

Received on (valid on): 28/09/2020

Target Date: Originally 27/11/2020, but an extension of time agreed until 08/01/2021 to allow for statutory consultation.

Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1113419) located on Castle Street. The listing describes Talbot House, 55 Castle Street as:

“CASTLE STREET 1. 5128 (South Side) No 55 (Talbot House) SU 7173 SW 2/64 19.3.75. II GV 2. Early C19. 3 storeys. Stucco. 4 sash windows. Cornice and blocking course with raised and panelled centre section. Single storey entrance wing to left with 6 panelled door in arched recess with archivolt, above cornice and blocking course is carved a seated tablot. Canted bay at rear to basement and ground floors. Hipped slate roof.”

The building is in residential use and is located within St Mary's Butts / Castle Street Conservation Area. It is also within the Central Reading Area and an Air Quality Management Area.

Proposal

The proposal seeks the following:

- Full planning permission for the replacement of all existing timber framed windows with new timber framed double glazed sliding sash windows.
- Listed building consent for the replacement of all existing timber framed windows with new timber framed double glazed sliding sash windows.

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 25/11/2020 to application 201351

- Further to discussing the proposed scheme with David Brett, I have visited the site and viewed the existing double hung timber windows. I confirm that all the windows are in a badly deteriorated state. The windows do not appear to be original, and it is understood from a member of CAAC, that they were replaced at some stage. I concur with that comment.
- Therefore, in this particular case, I agree that replacement of the existing timber frame windows with 'Like for Like' timber frame windows is appropriate, subject to submission of drawings showing how the new windows will be detailed. Further, while the existing windows are not the original, it is acceptable to use thin double glazing, to assist in achieving a sustainable energy rating.
- To conclude, no objections subject to the follow conditions:
 - MLB2: Listed Building Materials

Reading Conservation Area Advisory Committee - No response received, consulted on application 201351 only.

External Consultees

The following neighbours were consulted on both applications 201342 and 201351

- Flat 1, Talbot House, 55 Castle Street, Reading, RG1 7SN
- Flat 2, Talbot House, 55 Castle Street, Reading, RG1 7SN
- Flat 3, Talbot House, 55 Castle Street, Reading, RG1 7SN
- Flat 4, Talbot House, 55 Castle Street, Reading, RG1 7SN
- Flat 1, 57 Castle Street, Reading, RG1 7SN
- Flat 2, 57 Castle Street, Reading, RG1 7SN
- Flat 3, 57 Castle Street, Reading, RG1 7SN
- Flat 4, 57 Castle Street, Reading, RG1 7SN
- Flat 5, 57 Castle Street, Reading, RG1 7SN
- Flat 6, 57 Castle Street, Reading, RG1 7SN
- Flat 7, 57 Castle Street, Reading, RG1 7SN
- Flat 8, 57 Castle Street, Reading, RG1 7SN
- Flat 9, 57 Castle Street, Reading, RG1 7SN
- Flat 10, 57 Castle Street, Reading, RG1 7SN
- Flat 11, 57 Castle Street, Reading, RG1 7SN
- Flat 12, 57 Castle Street, Reading, RG1 7SN
- 1 Almshouses, Castle Street, Reading, RG1 7SS
- 2 Almshouses, Castle Street, Reading, RG1 7SS
- 3 Almshouses, Castle Street, Reading, RG1 7SS
- 4 Almshouses, Castle Street, Reading, RG1 7SS

A site notice was displayed from Friday 27th November 2020, expiring on Friday 18th December 2020. An extension of time on the decision for applications 201342 and 201351 was agreed in order to allow for the statutory 21 day consultation period. A press notice was published from Thursday 15th October 2020, expiring on Thursday 5th November 2020. No responses have been received.

Plans/Documents Considered

The agent supplied the following plans for applications 201342 and 201351:

- Talbot House, Berkshire Window & Door Replacement - 2020.00022.035
- Site & Location Plan - 2020.00022.035-101
- Existing Elevations - 2020.00022.035-102
- Proposed Elevations - 2020.00022.035-103

These plans were received on Monday 28th September 2020

Relevant Planning History

880119/LBC - Rendering Of Side And Rear Elevations - Application Permitted on 09/11/1988

990022/LBC - Erection of satellite dish. - Application Permitted on 28/03/2000

030914/ADV - Double advertising panel forming integral part of bus shelter - Application Refused on 25/03/2003

170307 - Plaque on the front wall of the building commemorating the life and work of Phoebe Cusden. - Application Permitted on 10/07/2017

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.

Relevant Planning Policy and Guidance

Application 201342

- 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 (adopted November 2019).
- 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 Plan 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).

Application 201351

- 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.

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas
- EN15: Air Quality
- CR2: Design in Central Reading

Appraisal

The main issues considered for these two separate applications are as follows:

Application 201342 Appraisal - Full Planning Permission

- a) Character and Appearance
- b) Amenity, Security, Public Safety and Accessibility
- c) Air Quality

Application 201351 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

Application 201342 Appraisal - Full Planning Permission

- a) Character and Appearance

The proposed development consists of the replacement of the existing timber framed sliding sash windows, with new timber framed double glazed sliding sash windows. The colour, style, layout and sizes of the replacement windows have been specified to match the existing windows as closely as possible. The proposed replacement of the existing timber frame windows with new timber frame windows is considered acceptable in principle, however, additional information is required such as material specifications relating to the proposed window glazing is required for the approval by the LPA prior to the start of development. This is covered by a listed building consent condition attached to application 201351 as per the recommendation by the Conservation & Urban Design Officer.

- b) Amenity, Security, Public Safety and Accessibility

The proposed replacement windows are considered to enhance the quality of life for residents at Talbot House. Photographs provided by the Conservation & Urban Design Officer (figures 1 to 6) demonstrate that the windows are in dire need of replacement due to rotting at the base of the windows and frames. Other benefits of replacing the windows, as specified by the applicant, include improved overall thermal efficiency and security at the building. Overall, the proposed development is not considered to detrimentally impact the amenity to the residents of Talbot House or the surrounding area in accordance with policy CC8 of the Reading Borough Local Plan.

- c) Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

Application 201340 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

While the proposed replacement of the existing timber frame windows with new timber frame windows is considered acceptable in principle, additional information is required such as material specifications relating to the proposed window glazing is required for the approval by the LPA prior to the start of development. The Urban Design & Conservation Officer has concluded that the existing windows do not appear to be original, and have suffered greatly from weathering and rot. As it has been concluded that the existing windows are not the original openings to Talbot House, in this instance thin double glazing is considered appropriate to achieve a sustainable energy rating. The details for which will need to be provided for approval by the LPA. The following information is required prior to development taking place:

- 1:5 detail drawings of proposed replacement windows
- Sections of the cill, head and glazing mullions - to match existing
- Glazing details - the double glazing shall be the thinnest available

Figures 1 to 6 below are photos of the proposal site taken on 22/11/2020 by the Conservation & Urban Design Officer.



Fig. 1: Talbot House, 55 Castle Street



Fig 2. Front elevation.



Fig 3. Rear window, deteriorated condition.



Fig 4. Street window, deteriorated cill detail.



Fig 5. Street window deteriorated cill detail.



Fig 6. Street window horn details.

Conclusion

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

201342 Recommendation

GRANT

201342 Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans (Application 201342 only)

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Talbot House, Berkshire Window & Door Replacement - 2020.00022.035
- Site & Location Plan - 2020.00022.035-101
- Proposed Elevations - 2020.00022.035-103

These plans were received on Monday 28th September 2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

201342 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 agreed 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 possible 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.

201351 Recommendation

GRANT

201351 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:

- Talbot House, Berkshire Window & Door Replacement - 2020.00022.035
- Site & Location Plan - 2020.00022.035-101
- Proposed Elevations - 2020.00022.035-103

These plans were received on Monday 28th September 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.

MLC: Listed Building Materials (To Be Approved)

No development shall commence on site until a full material schedule and details, including type of finishes and proposed timber, be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans and must show the relationship with the surrounding / original fabric. This will include 1:5 detail drawings showing plan, and sections of the cill, head and glazing mullions to match existing. The double glazing shall be the thinnest available. The works

shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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.

201351 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 agreed 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.