

DELEGATED APPLICATION REPORT

App Ref: 201058/LBC

Address: Flat 2, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW

Proposal: Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows in an existing first floor bay window, with double glazed steel framed windows

Applicant: Mr Tom Watson

Case Officer: Connie Davis

Target Decision date: 13/10/20

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1113556) located on Notley Place, off Peppard Road, Caversham. The listing describes Osbert House, Notley Place as:

“Early C19. Large 3 storey painted stucco villa, altered, with unusual 2 storey portico and verandah to south. Coupled Doric columns with entablature and low balustrade over. 1st floor verandah has slender coupled columns. Moulded cornice below 2nd floor, window cills with upright cresting along eaves. Smaller cornice and blocking course over 2nd floor and hipped slate roof. 3 windows on 2nd floor with either drip moulds or architraves, broken by shutters. 6-light transomed windows to ground and 1st floors. C20 8 panel doors in centre in plain raised surround. Later C19 extension to right - a 2 storey angled bay - and a further modern 3 storey brick extension to right. Interior arranged circa 1920s with oak panelling and dividing balustered staircase. The house is approached by a short avenue of lime trees from Peppard Road.”

The site is also within the Surley Row Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the replacement of eight 48 cm x 119 cm, single glazed, steel framed windows in an existing bay window, with double glazed steel framed windows.

Plans considered:

Location Plan

Received 27th July 2020

Design and Access Statement

Received 28th July 2020

10703.1A - HL + Elevations

10703.Sections Rev A - HL + Section

Photograph

Received 18th August 2020

3. RELEVANT PLANNING HISTORY

None at the site although it should be noted that an identical proposal has been approved at Flat 5 under application reference 200972/LBC.

4. CONSULTATIONS

Internal Consultees

Heritage

The Heritage consultant provided the following comments:

- The proposals would affect a later 19th century extension to the building and would replace existing crittel windows with metal, double-glazed windows.
- Whilst it is agreed that the proposed replacement metal windows could represent a good facsimile for the crittel windows, it is uncertain whether the replacements can be achieved without changing the character of the windows in terms of the glazing bar thicknesses and the thickness of the frame plus the retention of the characteristic mouldings. The works do not specify that the main timber frame would be replaced only the inner steel window frame, and therefore it must be assumed that this is being retained.
- Recommending approval subject to pre-commencement condition.

Conservation Area Advisory Committee (CAAC) - No response received.

External Consultation

The following addresses were consulted by letter on

- Flats 1, 3, 4, 5 and 6 Osbert House

In addition, a site notice was displayed between 20th August 2020 - 10th October 2020. An advert was also published in the local press on 27th August 2020.

No responses have been received.

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)

CC7 Design and the Public Realm

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

Surley Row Conservation Area Appraisal

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 proposed development consists of the replacement of existing ground floor bay windows at Osbert House, Notley Place that serve Flat 2. It has been demonstrated within the Design and Access Statement for the proposed works that the windows to be replaced are in a poor, deteriorating state in need of replacement. The windows have also cracked in some cases, the Design and Access Statement attributes the cracking to the deterioration of the frames. The proposals seek to replace the existing single glass panes with double glazing, housed in new treated steel frames.



Fig 1. Ground floor windows highlighted in red to be replaced.

The 2 storey angled bay windows have been highlighted within the listing for Osbert Place. The main outer timber window frames are considered the key feature to the external appearance of Osbert House. The applicant was asked to confirm that the main timber frame would be retained as part of the proposed works. The applicant confirmed in writing that the main timber frame is to be retained, and agreed to the condition relating to the approval of this application concerning the retention of key features.

Overall, the proposed works are considered a necessity to stop the deterioration of the existing windows at Osbert House. The proposed development would see the installation of more energy efficient windows, whilst retaining the main timber frame. It is considered that the character and appearance of the Listed Building would be retained, with important design elements specified within the building's listing retained in accordance with Policy EN1 and CC7 of the Reading Borough Local Plan (2019).

7.2 Enhancement of Conservation Areas

In accordance with Reading Borough Local Plan policy EN3: Enhancement of Conservation Areas, development affecting Conservation Areas is required to conserve and enhance the interest, character and architecture within the Conservation Area. The proposal is considered of minor scale and are likely to preserve the interest, character and architecture of the Conservation Area in accordance with Policy EN3 of the Reading Borough Local Plan (2019).

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 LISTED BUILDING CONSENT

10. CONDITIONS

1) 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.

2) The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

Location Plan

Received 27th July 2020

Design and Access Statement

Received 28th July 2020

10703.1A - HL + Elevations

10703.Sections Rev A - HL + Section

Received 18th August 2020

3) Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as the outer timber window frames may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with Policy EN1 of the Reading Local Plan 2019.

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 consent to be granted within the prescribed target 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.