

DELEGATED APPLICATION REPORT

Application No: 210024/FUL

Address: Flat 5, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY

Proposal: Changing single glazed timber windows to double glazed

Case Officer: David Brett

Applicant: Miss Alice Ling

Received on: 07/01/2021

Valid from: 17/01/2021

Target Date: Originally 14/03/2021, but an extension of time agreed until 02/04/2021 to allow for statutory consultation.

Application No: 210025/LBC

Address: Flat 5, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY

Proposal: Changing single glazed timber windows to double glazed

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Received on: 07/01/2021

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Target Date: Originally 14/03/2021, but an extension of time agreed until 02/04/2021 to allow for statutory consultation.

Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1321895) located on Surley Row, Emmer Green. The listing describes Springfield, Convent of St Luke, Surley Row as:

“SURLEY ROW 1. 5128 (East Side) Springfield, Convent of St Luke SU 7175 10/586 II 2. Early C19 villa altered and extended. South front: 2 storeys stucco, 3 bays with slight centre break. Parapet. Glazing bar sash windows, tripartite at sides, altered on ground floor and on 1st floor left. Tented verandah with lions' head gutter to whole length, sun porches left and right of central entrance. Entrance to west flanked by double panelled pilasters. Interior: contemporary stair with ramped rail. 'Period'-type fireplaces. High retaining wall to terrace on north side.”

The proposal site is located within the Surley Row Conservation Area.

Proposal

The proposal seeks to replace the existing single glazed timber windows with double glazed timber frame windows.

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 05/02/2021 to application 210025

- *The consultant states that proposed replacement windows are confined to Flat 5. This flat is not part of the host building and does not sit within the listed section of Springfield House It is part of a later extension made in the 1900's, and will not harm the character of significance of the host building. Also Flat 5 is not visible from the street or road.*
- *The replacement of the windows and timber door are “like for like”, for existing modern doors and windows, except they will be double glazed. The proposed works will not harm the character and significance of the host building as the works are confined to the later modern addition and therefore there are no objections.*
- *Approval of the application is supported.*

Reading Borough Council, Ecology - Response received on 15/02/2021 to application 210024

- *The works will only affect a small area of the existing house and involved a replacement of 5 windows. Considering the extent of the works it is considered unlikely that the proposals will affect bats or other protected species and there are no objections to this application on ecological grounds.*

Reading Borough Council, Natural Environment - Response received on 27/01/2021 to application 210024

- Therefore, there are no objections in terms of natural environment.

Reading Conservation Area Advisory Committee - No response received, consulted on application 210025 only.

External Consultees

The following neighbours were consulted on both application 210024 only.

- 26 Surley Row, Emmer Green, Reading, RG4 8NA
- 29 Surley Row, Emmer Green, Reading, RG4 8ND
- 29a Surley Row, Emmer Green, Reading, RG4 8ND
- 9 Springfield Mews, Emmer Green, Reading, RG4 8QA
- 2 Sheep Walk, Emmer Green, Reading, RG4 8NE
- St Lukes Residential Home, Marshland Square, Emmer Green, Reading, RG4 8RP
- Springfield Lodge, 26 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 1, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 2, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 3, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 4, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 6, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 7, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY
- Flat 8, Springfield House, 24 Surley Row, Emmer Green, Reading, RG4 8LY

A site notice was displayed from Wednesday 10th March 2021, expiring on Wednesday 31st March 2021. An extension of time on the decision for applications 210024 and 210025 was agreed in order to allow for the statutory 21 day consultation period. A press notice was published from Thursday 28th January 2021, expiring on Thursday 18th February 2021. No responses have been received.

Plans/Documents Considered

The agent supplied the following plans for applications 210024 and 210025:

- Location Plan
- Block Plan
- Design and Access Statement

These plans and documents were received on Thursday 7th January 2021

- Heritage Statement Flat 5 Springfield House

This document was received on Sunday 17th January 2021.

Relevant Planning History

121211 - Removal of existing balcony and replacement with new wrought iron balcony. - Application Permitted on 01/05/2012

121212 - Removal of existing balcony and replacement with new wrought iron balcony. -
Application Permitted on 02/05/20212

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 210024

- 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 210025

- 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
- EN12: Biodiversity and The Green Network
- EN14: Trees, Hedges and Woodland

Appraisal

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

Application 210024 Appraisal - Full Planning Permission

- a) Character and Appearance
- b) Amenity, Security, Public Safety and Accessibility
- c) Ecology & Trees

Application 210025 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

Application 210024 Appraisal - Full Planning Permission

- a) Character and Appearance

The application proposes that four single glazed windows and one single glazed French door is to be replaced with double glazing to reduce condensation and mould issues at the property.

The replacement windows are to be constructed of timber to match the existing windows in a cottage style. The proposed replacement windows will also include vertical sliders to satisfy fire regulations that require windows to be bottom-opening. The style and material for the windows have been selected to respect the character and appearance of the listed building and the setting of the Surley Row Conservation Area. Therefore, the proposed replacement windows are considered in accordance with policies CC7 and EN3 of the Reading Borough Local Plan.

- b) Amenity, Security, Public Safety and Accessibility

The proposed replacement windows are considered to enhance the quality of life for the resident. Photographs provided by the applicant demonstrate that the windows are in need of upgrading to reduce condensation and mould to the property. Overall, the proposed development is not considered to detrimentally impact the amenity to the residents of Springfield House or the surrounding area in accordance with policy CC8 of the Reading Borough Local Plan.

- c) Ecology & Trees

The proposal site contains one protected tree located to the front of Springfield House, adjacent to the highway. Due to the nature of the proposal, it is unlikely that the protected tree would be harmfully impacted by the development proposed, in accordance with policy EN14 of the Reading Borough Local Plan. The scale of the proposal is also not considered to affect bats or other protected species within the surrounding area in accordance with policy EN12 of the Reading Borough Local Plan.

Application 201340 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

As explained by the Conservation & Urban Design Officer, the proposed development affects the later extended part of Springfield House, which does not sit within the reasons for listing. The proposal has, however, been considered for its potential impact to harm the character, appearance and setting of the listed building. As the proposed replacement windows are “like for like”, the proposed windows are not considered to harm the character and appearance of the listed building. Therefore, the proposed development is considered in accordance with policy EN1 of the Reading Borough Local Plan.

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.

210024 Recommendation

GRANT

210024 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 210024 only)

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

- Location Plan
- Block Plan
- Design and Access Statement

These plans and documents were received on Thursday 7th January 2021

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.

210024 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.

I15: Advice about TPO.d trees and trees in Conservation Areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

210025 Recommendation

GRANT

210025 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:

- Location Plan
- Block Plan
- Design and Access Statement

These plans and documents were received on Thursday 7th January 2021

- Heritage Statement Flat 5 Springfield House

This document was received on Sunday 17th January 2021.

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.

210025 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 consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the consent may result in the Council taking action to remedy the breach of listed building control. If you are in any doubt please contact the Council.