

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201379

Address: Grove Barn, Old Barn Close, Reading, RG4 8QY

Proposals: Replacement of 6 sky-lights.

Case Officer: Mr David Brett

Applicant: Mr Martin Smith

Date received (valid from): 02/10/2020

Target Decision date: 04/12/2020, extension of time agreed from 27/11/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1321896) located on Old Barn Close, Emmer Green. The listing describes "Barn to North East of Old Grove House" as:

"SURLEY ROW 1. 5128 (East Side) Barn to north-east of old Grove house SU 7176 5/288A II 2. C17 or early C18. Large weatherboarded 6 bay barn with ½ hipped old tile roof. Gabled extensions for side entrances. 5th bay to north. Brick plinth on flint footing. Braced collar beam trusses."

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the replacement of six sky-lights.

Documents and plans considered:

- Design and Access Statement / Heritage Statement
- Location Plan
- The Loft Access Company Order Quote - QU-0917

Received on 02/10/2020

- VELUX conservation roof window GGL - Technical Information Document

Received on 01/12/2020

3. RELEVANT PLANNING HISTORY

040862/FUL - Renew front porch - Application Permitted on 20/04/2004

041022/LBC - Replacement of existing porch. (as full application: 04/00216/FUL/SKH) - Application Permitted on 24/06/2004

050554/LBC - Erection of open-sided porch on south side of east-facing lobby - Application permitted on 25/01/2006

191293/LBC - Replace windows (not the Skylights) with visually identical replacements made from more durable timber called 'Accoya'. - Application Permitted on 22/10/2019

201254/LBC - Replacement of four windows. - Application Permitted on 06/11/2020

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- Manor Barn, St Barnabas Road, Emmer Green, Reading, RG4 8RA - No response received.
- Old Grove House, St Barnabas Road, Emmer Green, Reading, RG4 8RA - No response received.
- Reading Borough Council, Heritage - Response received on 01/12/2020

- Generally, the proposed works are like for like replacement of existing roof-lights that need replacement as they are leaking.
- There are no objections to the current scheme, subject to receipt of data confirming the new replacements are Heritage style Velux roof-lights designed for use on heritage style buildings.

A site notice was displayed from Friday 9th October 2020, expiring on Friday 30th October 2020 - no responses have been received. A press notice was published on Thursday 15th October 2020, expiring on Thursday 5th November 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)

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 proposed works consist of the replacement of six existing rooflights to Grove Barn, Old Barn Close. Sufficient justification has been provided to replace the rooflights and the choice of

replacements. The applicant has specified that the works are to be carried out by Velux accredited installers. Technical information has been provided for the replacement rooflights, which are VELUX Conservation Roof Window GLL Glazing 70. The additional information was requested by the Conservation and Urban Design Officer. The document is considered to address the response received from the Conservation and Urban Design Officer, requesting clarification of the model of rooflights to ensure that the replacements are appropriate for a heritage style building.

The proposed replacement rooflights are considered a close match to the existing rooflights to be replaced in terms of size, scale and appearance. Therefore, the proposed replacement rooflights are not considered to have an adverse impact on the historic interest or setting of Grove Barn.

Overall, the proposed works are not considered to drastically or detrimentally alter the character and appearance of Grove Barn, nor would the proposed works upset the setting of the listed building. The replacement rooflights are considered acceptable and not to detrimentally impact the character and appearance of the listed building in accordance with policy EN1.

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:

- Design and Access Statement / Heritage Statement
- Location Plan
- The Loft Access Company Order Quote - QU-0917

Received on 02/10/2020

- VELUX conservation roof window GGL - Technical Information Document

Received on 01/12/2020

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.

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 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.