

Delegated Application Report

Address: 4 The Brookmill, Reading, RG1 6DD
Application No: 191926/LBC
Proposal: Listed Building Consent for proposed replacement of barn doors.
Target Date: 12/05/2020
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

The site to which this application relates is 4 The Brookmill, a converted barn at Coleypark Farm. The barn is Grade II listed.

The listing for the building is as follows:

*5128 SU 7072 13/96 SU 77 SW 17/96
Barn at Coleypark Farm (Formerly listed as Barn dated 1619 under Coley Park).
Very large brick barn circa 1619. Brick English bond. 6 bays. Old tile roof patched with others and partly with Roman tiles. Main part has 2 rows of vents to north and central segmental headed entrance flanked by buttresses. Courtyard side to south has projecting gable with segmental arch over lintel and flanking lean-tos. Interior: queen-post roof with 2 rows of purlins on each side, the upper with small windbraces; 3 eastern bays repaired without windbraces. Ventilated panel to east with high lean-to shelter. 'L'-plan south wing slightly later as smaller central gable with weatherboarded tip, partly timber frame with brick. 5 bays, aisled to west. Large shelter to east. Interior, queen-post roof.
Listing NGR: SU7054872026*

2. PROPOSALS:

The proposal consists of the replacement of the barn doors. Specific drawings were challenging for the applicant to provide which delayed validation of the application. Ultimately it was agreed a written description of the works, repeated in full by the heritage consultant comments, might be sufficient in the meantime.

3. PLANS SUBMITTED:

The agent supplied the following plans, photographs and information:

Photographs
Site Plan
Received 4th December 2019

Location Plan
Received 18th December 2019

4. RELEVANT PLANNING HISTORY:

None relevant to this application.

5. CONSULTATION RESPONSES:

EXTERNAL

A site notice was displayed receiving no comments from members of the public.

INTERNAL

Heritage

Our Heritage Consultant provided the following comments:

The proposal consists of the replacement of 2 non-original barn doors with a hard wood Iroko timber replacement and new metal work for hinges and door furniture in keeping with style of the barn doors".

The proposed doors would consist of Iroko hardwood timber doors with 3 ply laminate used on certain sections to avoid warping and twisting. The doors will have a ledged and braced design and stained to match the original as far as possible.

Given that the existing softwood timber doors do not appear to be original, there is no objection in principal to the like-for-like replacement of these barn doors. However, greater detail of the proposed replacement design is required. The following conditions are recommended:

COMMENCEMENT OF WORKS - TIME LIMIT

The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To accord with s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to allow the Local Planning Authority to reconsider the desirability of the proposal if it is not carried out within that time.

DETAILS - NEW DOORS

Before the relevant part of the work is begun, a plan and section drawings, with materials annotated, of the new barn doors at a minimum scale of 1:10 with typical details at a scale of 1:1, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic interest of the Listed Building and to comply with Reading Borough Council Policies.

6. 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.

7. Relevant Planning Policy and 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) (Core Strategy and Sites and Detailed Policies Document) 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)

EN3 (Enhancement of Conservation Areas)

EN4 (Locally Important Heritage Assets)

EN6 (New Development in a Historic Context)

9. 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 asset’s 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 in principle as the doors are not original. A condition requiring the approval of details of the new doors would be sufficient to ensure the heritage asset is not harmed.

Overall, the proposal is not considered to adversely impact the heritage asset or the wider conservation area. Accordingly, pending the discharge of the previously discussed conditions, the proposal is considered to accord with Policies CC7, EN1, EN3, EN4 and EN6.

10. Conclusion

GRANT 191926/LBC

Subject to the following conditions:

1. LB1 Time limit Listed Building (Works)
2. MLB2 Listed Building Materials (to be approved)

Informatives

1. 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.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period