

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

Ward: Park

App Ref: 200127

Address: 11 Oaklands, Reading, RG1 5RW

Proposals: Replace lounge window with like-for-like timber frames and double-glazed clear glass.

Case Officer: Mr David Brett

Applicant: Mr Filippo Menga

Date received (valid from): 27/01/2020

Target Decision date: 23/03/2020

1. INTRODUCTION

The proposal site is an end terraced dwelling in Oaklands, which is a Grade II listed building, constructed in the 1960s. The block dwellings of which the proposal site is apart of is designated as such due to its architectural quality, landscaping and group value. The Oaklands estate is accessed from the east via Bulmershe Road, and from the west via Hamilton Road. The rear of 11 Oaklands opens out on to a large communal green space. The nearest access to 11 Oaklands is via Hamilton Road.

2. PROPOSAL AND SUPPORTING INFORMATION

Replace lounge window with like-for-like timber frames and double-glazed clear glass.

Plans considered:

- Applicant Statement
- Window Design
- Window Details
- Location Plan
- Block Plan

Received on 27/01/2020

- Material Specifications
- Heritage Statement

Received on 04/02/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- | | |
|---------------------------------|---------------------------------|
| • 10 Oaklands, Reading, RG1 5RW | • 19 Oaklands, Reading, RG1 5RW |
| • 12 Oaklands, Reading, RG1 5RW | • 20 Oaklands, Reading, RG1 5RW |
| • 14 Oaklands, Reading, RG1 5RW | • 21 Oaklands, Reading, RG1 5RW |
| • 15 Oaklands, Reading, RG1 5RW | • 22 Oaklands, Reading, RG1 5RW |
| • 16 Oaklands, Reading, RG1 5RW | • 23 Oaklands, Reading, RG1 5RW |
| • 17 Oaklands, Reading, RG1 5RW | • 24 Oaklands, Reading, RG1 5RW |
| • 18 Oaklands, Reading, RG1 5RW | |

No responses have been received.

Reading Borough Council Heritage Consultant - Face to face discussion on 05/03/2020

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'. 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 proposal is considered to contribute positively to the character and appearance of the existing block, and not detrimentally impact the reasons for designation of the Grade II listed building.
 - It is considered that the proposed replacement window will match the existing and neighbouring windows as much as reasonably possible. This is in accordance with the quote provided (Material Specifications) from the window manufacturer.
 - The proposed window will be “Black Painted Purpose-Made “Pivot” Casement Hardwood 120mm section frame, complete with 4-16-4mm “A Rated”, double glazed sealed units, projecting cill and new locking handles”. The cross section of the proposed window demonstrates that the design would not be intrusive and detrimentally impact the appearance of the listed building.
 - The replacement window will be identical to the one proposed for 18 Oaklands (application 171790), which was approved on 21/12/2017. The materials chosen for this window will match the existing block, with the works being completed by a company that has previously worked on Oaklands.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Harm to outlook*
- *Crime and safety*
 - Given the nature, size, and scale of the proposal, this application is not considered to detrimentally impact amenity to the surrounding area. The proposal is for a like for like replacement of an existing window, which would not materially impact the surrounding area.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission 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:

- Applicant Statement
- Window Design
- Window Details
- Location Plan
- Block Plan

Received on 27/01/2020

- Material Specifications
- Heritage Statement

Received on 04/02/2020

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.

MLB: Listed Building Materials (To Match)

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: 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.

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 permission to be granted within the prescribed target or agreed extended 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 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.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall