

Delegated Application Report

Address: Grove Barn, Old Barn Close
Application No: 191293/LBC
Proposal: Replace windows (not the Skylights) with visually identical replacements made from more durable timber called 'Accoya'.
Target Date: 23/10/19
Case Officer: Mr James Schofield

Site Description and Surrounding Area:

Grove Barn comprises the southern half of a subdivided 17th or early 18th century barn lying just to the northeast of the originally associated farmhouse and north of eponymous Old Barn Close. Grove Barn is Grade II listed and the farmhouse is Grade II* listed. The area has become suburban in character with large single-family detached dwellinghouses predominating the Close and nearby streets.

The listing for the building is as follows:

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.

Listing NGR: SU7132576703

Proposals:

Listed Building consent is sought for the replacement of windows with visually identical replacements made from Accoya.

Plans Submitted:

The applicant supplied the following materials including plans:

Design and Access Statement
Site Location Plan
Received 12th August 2019

Purchase Agreement/Manufacturers Specifications, Quote ref: L42072/Q1
Received 28th August 2019

Relevant Planning History:

None relevant to this application.

Consultation Responses:

A site notice was displayed between 5th September 2019 - 26th September 2019.

No comments were received from members of the public.

Internal Consultees

Heritage

The Council's heritage consultant did not raise any objections to the proposal but recommended the following condition:

All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural and historic interest of the Listed Building in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 and planning policy.

Summary of discussions with applicant/agent:

None.

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 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 Local Development Framework 'Core Strategy' 2008 (Altered 2015)*, the *Reading Central Area Action Plan (2009)* and *'Sites and Detailed Policies Document' 2012 (Altered 2015)*.

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') 2018 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

Relevant Policies

Reading Borough Local Development Framework Core Strategy (2008) (Altered 2015):

CS33 (Protection and Enhancement of the Historic Environment)

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 assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy CS33 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 as they are not considered to harm the special interest of the Listed Building or those adjacent. The proposal seeks to preserve the features of the Listed Building through replacement of windows with new visually identical ones.

Conclusion

GRANT 191293/LBC

Subject to the following conditions:

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 consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

Design and Access Statement

Site Location Plan

Received 12th August 2019

Purchase Agreement/Manufacturers Specifications, Quote ref: L42072/Q1
Received 28th August 2019

Reason: This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015)

3. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural and historic interest of the Listed Building in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 and planning policy.

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