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Our Ref: 190166

Your Ref: PP-07588986

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29 April 2019

Your contact is: Mr James Overall, Planning

Dear Dr David McElroy,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190166

Application type: Approval of Conditions

Address: 5 The Brookmill Reading RG1 6DD

Proposal: Approval of details reserved by conditions 2 and 3 of application 160243

I refer to your application as described above.

Condition 2 - Materials

"The works hereby approved shall not be begun until the following details have been submitted to and approved in writing by the local planning authority:

Plan, elevation and section drawings, with materials annotated, showing the new glazed door at a minimum scale of 1:10 and typical moulding and architrave details at a scale of 1:1.

The works shall not be carried out other than in accordance with the details approved pursuant to this condition.

Reason: To ensure that the works preserve the special historic and architectural character of the listed building as no details of the proposed design have been submitted. In accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (altered 2015) and national Planning policy".

The application form states the following:

"The new doors will be a switch of like for like in aesthetics and dimensions...

A. The supplier has confirmed that the materials will be as follows:

- The hardwood will either be Iroco or Indigbo*
- Hinges will be steel*
- Handles and mortice lock to be mild steel coated in chrome or brass*

- *Windows will be fully glazed in clear toughened, optiwhite (outer leaf) Pilkington K (inner leaf) argon gas filled, double glazed sealed units*
- B. The door is supplied unpainted...[but the applicant] will be painting the exterior glass white, to match surrounding residences”.*

Condition 3 - Brick Replacement

“Any replacement bricks and/or mortar used in the provision of the new door shall match those used on the existing surrounding wall.

Reason: as no details of the materials have been submitted and in the interests of ensuring that the new development appears in keeping with the existing building, in order to preserve 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)”.

A quote supplied with the application states that the doors are to be: *“Hardwood replacement french door set and frame.*

Fully glazed in clear toughened, optiwhite (outer leaf) Pilkington K (inner leaf) argon gas filled, double glazed sealed units”.

The application form states the following:

“There will be no changes to the brickwork, but we can confirm that any replacement of bricks and mortar needed during installation will match those used in the existing surrounding wall in accordance with condition 3”.

The Conservation and Heritage Officer has reviewed the submitted documents and the consultation response stated:

“Regarding the details of the replacement modern French windows (doors). The details supplied do not include accurate drawings of the replacement doors. However, the application states that timber will be used and replacements will match the existing modern doors with the addition of double glazing. Since these are modern doors, there is no objection to the addition of double-glazing in this case as long as the existing door pattern can be matched and they are constructed of timber”.

The submitted documents are considered acceptable to allow for the discharge of conditions 2 and 3. The doors are to be constructed from the materials stated within this report, and any replacement bricks and/or mortar used in the provision of the new door shall match those used on the existing surrounding wall.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely,

Mr James Overall
Senior Planning Officer