

DELEGATED APPLICATION REPORT**Target Date: 15/10/2018****Application No:** 181328/LBC**Address:** 3 The Brookmill, Reading**Proposal:** Replacement of front door**Case officer:** Ethne Humphreys**Site Description and Surrounding Area:**

The application site is a Grade II listed mid-terrace flat located on the south east side of The Brookmill. The building itself is a converted barn, once part of the Coley Park Farm group of buildings, and is configured around a courtyard area to the rear, bound by The Brookmill to the north and Yew Lane to the east. The group of buildings were converted to residential use in 1986/7 and with the Holy Brook and Coley Meadows immediately to the south, has an unusual rural character for this part of Reading, so close to the town centre and close to high density housing to the north.

The listing description is as follows:

“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.”

Proposal:

This is an application for listed building consent for the replacement of the non-original front door with a composite door. The existing door was likely installed at the time of the residential conversion. The proposed door would be of wood-composite, of a mid-grey colour, within a white PVCu frame, with an obscure double glazed panel.

Plans Submitted:

Site Plan

Received 30th July 2018

Heritage Statement

Received 1st August

Photo Specification showing Madrid Door - Mouse Grey

Received 17th August 2018

Relevant Planning History:

None.

Nearby Properties:

4 The Brookmill

180480/LBC Replacement of front door. Permitted 21/05/2018

Consultation Response:

The Heritage Officer: No comments on the replacement of the non-original door at 3 The Brook Mill as long as the replacement is appropriate.

Neighbour letters were sent to No's 1, 2, 4 and 6 The Brookmill and a site notice was put up. No neighbour letters of representation have been received.

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought prior to the submission of this application.

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), *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.

National Planning Policy Framework

National Planning Policy Framework - On 24 July 2018 the revised National Planning Policy Framework (NPPF) replaced the NPPF published in March 2012 (which itself replaced the National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG)). The revised NPPF continues to have a presumption in favour of sustainable development and a key dimension of 'sustainability' is defined as '...protecting and enhancing our...historic environment' (2018, para 8).

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking

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

CS7: Design and the Public Realm

CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document (2012) (Altered 2015)

DM4: Safeguarding Amenity

Appraisal

The main issues are considered to be:

- i) Historic Character and Appearance

Paragraphs 193-4 of the NPPF 2018 state: 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), 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.

The layout and scale of the building would be unaffected by the proposals. The existing door is a feature of the modern barn conversion and is not considered to be of significance in terms of the special historic character of the building or historic fabric. The proposed replacement door is considered an acceptable replacement which will be sympathetic to the integrity and character of the listed building. Furthermore, it is noted that listed building consent has recently been granted for a replacement door at No.4 The Brookmill, of a similar appearance.

Given the above, the significance of the heritage asset is not considered to be adversely affected, nor would there be any adverse impact on the character or appearance of the street scene. The proposal is therefore in accordance with Policies CS7 and CS33 of the Core Strategy.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting listed building consent subject to conditions.

RECOMMENDATION

GRANT Listed Building Consent subject to conditions