

Application No: 160287/LBC

Address: 1 Gullane Court - 107 London Road, Reading

Proposal: Remove French doors, front window and replace to match existing.

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The property is a flat within a Grade II listed building, located on the northern side of London Road. Now called Gullane Court, this building was previously 107 London Road. The surrounding area comprises a mix of residential and commercial uses. The building is within an air quality management area.

The listing description is as follows:

‘London Road (north side) No 107. Grade II. Early C19. 3 storeys and basement. Bath stone front. Moulded plinth and ground floor cill string with panels below windows. 1st floor cill string. Slate roof with brick end chimneys. Glazing bar sashes with marginal, casements ground floor, stone cornice and block course. Projecting porch with fluted ionic columns (now enclosed with glass).’

Proposal:

This is an application for listed building consent to replace the existing front timber casements like-for-like and to replace the rear timber doors (French windows) like-for-like but with double glazing.

Plans Submitted:

The agent supplied the following plans and documents:

Location Plan

Heritage Statement incorporating statement of significance

Block/Site Plan

Existing and Proposed Front Elevation

Existing and Proposed Rear Elevation

Existing French Door (Back)

Proposed French Door (Back)

Existing and Proposed profiles for French Door (Back)

Received 11th March 2016

Existing and Proposed Window (Front)

Existing and Proposed Window (Front) Sections

Received 5th May 2016

Photographs front of property

Photographs rear of property x2

Received 16th February 2016

Relevant Planning History:

05/00695/LBC Amended description: Conversion of existing lower ground floor into 2 no. 1-bed flats with internal and external alterations - Permitted

05/00694/FUL Amended description: Conversion of existing lower ground floor into 2 no. 1-bed flats with internal and external alterations - Permitted

Consultation Response:

The RBC Conservation and Heritage Officer: The proposals are both acceptable, subject to the attachment of a condition requiring further details to be supplied. Suggested condition below:

Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Detailed drawings with materials annotated, of both the existing and proposed front elevation window at 1:10 scale
- b) Detailed drawings with materials annotated and type of glazing proposed of both the existing and proposed front elevation sections at 1:1 scale

The relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

The applicant was contacted with view to submitting revised plans to avoid the need for this condition. Revised plans were submitted on 05/05/16.

Summary of discussions with applicant/agent:

No formal pre-application advice was sought prior to the submission of this application.

The applicant was contacted on 05/05/16 to provide more details to avoid the need for a details condition. The applicant replied with satisfactory revised plans on 05/05/16.

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 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 the listed building or its setting or any features of special interest which it possesses.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

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

Paragraph 132 of 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.

Both sets of windows are suffering from wet rot to the timber of the opening lights and consequently cannot be opened. The replacements would replicate the existing detailing and the use of timber is appropriate. It is not considered that the proposals would significantly harm the character of the listed building, more, that they would assist in preserving and positively enhance the character of the building. The Council's Heritage Officer has no objection to the proposals subject to the standard listed building conditions and informatives.

Conclusion

The proposals would positively enhance the appearance of the listed building and are therefore considered acceptable.

RECOMMENDATION

GRANT Listed Building Consent

Conditions

1. The works to which this consent relate shall be begun not later than the expiration of 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 the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the replacement windows/doors shall be as specified in the application form and as annotated on the approved drawings.

Reason: 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)

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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. This consent relates only to the following plans, drawings and documents:

Location Plan
Heritage Statement incorporating statement of significance
Block/Site Plan
Existing and Proposed Front Elevation
Existing and Proposed Rear Elevation
Existing French Door (Back)
Proposed French Door (Back)
Existing and Proposed profiles for French Door (Back)
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Existing and Proposed Window (Front)
Existing and Proposed Window (Front) Sections
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Received 16th February 2016

Reason: for the avoidance of doubt and in the interests of proper planning.

3. Officers have worked positively and proactively to provide a recommendation for approval within the statutory timescale.
4. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.