

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 231593/LBC

Address: Flat 4, 33 Coley Hill, Reading, RG1 6AE

Proposals: Replacement of the current front door to flat 4, which is the basement flat

Case Officer: Huimin Chen

Applicant: Caroline Hall

Date received (valid from): 15 December 2023 **Target Decision date:** 31 May 2024(EXT)

1. SITE DESCRIPTION

The application site comprises a top-floor flat in 33 Coley Hill, on the east side of Coley Hill. The Coley Hill terrace is a Grade II listed four-storey building, and the listing reads as follows,

COLEY HILL 1. 5128 (East Side) Nos 31 to 35 (odd) SU 7072 13/456 II GV 2. Mid C19. 3 storeys and basement. Red brick, ground floor and basement stucco. 1st floor cill band. 3 windows each, late glazed sashes. Arch-headed doorways with 4 panel doors, vermiculated keystones and plain fanlights. Hipped slate roof with off-ridge chimneys with blind arcaded panels.

The site is also within the Castle Hill/Russell Street/Oxford Road Conservation Area.



Coley Hill Terraced. Image taken from Google Maps on 18 March 2024.

Site visit date: 10 January 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

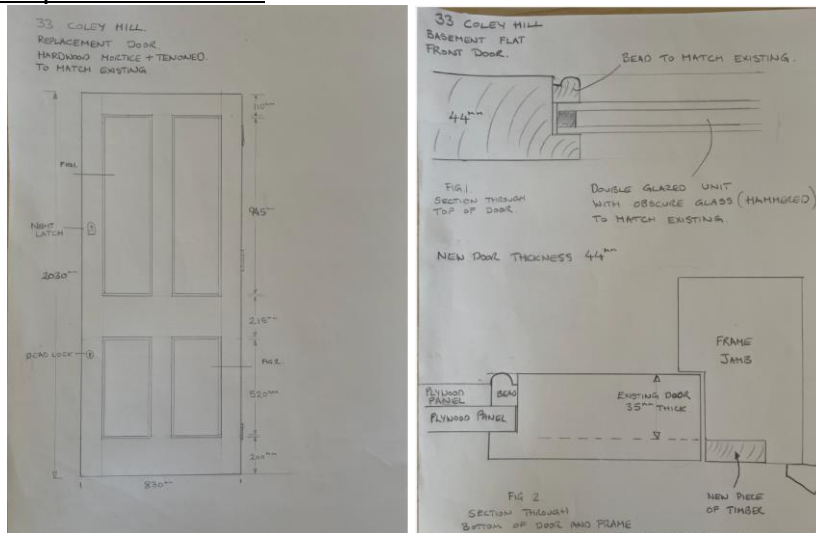
Listed building consent is sought for the replacement of the front door located in flat 4 with a like-for-like hardwood and double-glazed obscure glass door. The proposed door would be mortise and tenoned, measuring 2080 cm in height and 830 cm in width. The original frame is to be retained, and all materials are to match those of the existing door.

Following discussion with applicant, the following revisions were submitted:

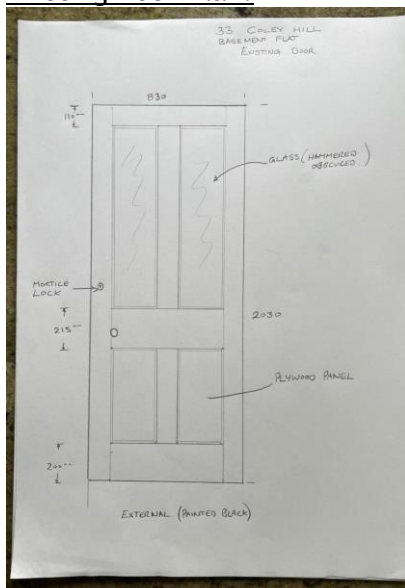
- Location plan received 8 November 2023
- Design and access statement received 8 November 2023
- Floor plan received 8 November 2023
- Heritage statement received 8 November 2023
- Replacement door specification received 14 March 2024
- Proposed Door Plan received 14 March 2024
- Method statement received 14 March 2024
- Existing door plan received 29 April 2024

& an email from the applicant received on 1 May 2024 confirmed that the original frame is to be retained.

Proposed Door Plan:



Existing Door Plan:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal Consultation:

Conservation Team:

The conservation team confirmed that the proposal is acceptable, given that it will be replaced with a similar design and the same material. Additionally, this is the basement door, not the main entrance door of the listed building, therefore it is acceptable.

Public Consultation:

Site Notice has been displayed in front of the property for 21 days. No letters of representation have been received.

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.

5. 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:

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.

National Policy

National Planning Policy Framework

National Planning Practice Guidance

BS7913: Guide to the Conservation of Historic Buildings

Conservation Principles, Policies and Guidance 2008

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Other Local Documents

Russell Street/Castle Hill Conservation Area Appraisal 2020

APPRAISAL

The main issue to be considered is the conservation implications of this proposal. Policy EN1 states "Applications which affect Listed Buildings will not have an adverse impact on those

elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”

The proposed front door is necessary to ensure that the living conditions of flat 4 within Coley Hill are safe. The replacement of the front door of the basement flat, as identified in the submitted documents, specifies that the new door would be a like-for-like bespoke hardwood and double-glazed obscure door, with the original frame to be retained. Historic England specifies that *‘The front door was purpose-made for the front of your home and is usually the most important feature on the most visible side of the house. The wood used for old doors is usually of much better quality than timber available today. Even if your door is over 100 years old, it will last many more years if it’s well maintained.’*

The choice of a like-for-like bespoke hardwood door is therefore considered acceptable.

The impact on the appearance of the terrace as a whole and its character is considered minimal. There is no harm identified to the historical value of the property.

CONCLUSION

The proposed door have been assessed against the national and local policy as outlined above and the work is considered acceptable.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Subject to the following conditions:

1. Time Limit Listed Buildings (Works)
2. Listed Building Consent (Works Specification)
3. Listed Building Materials To Match