

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 240012/LBC

Address: 83 London Road, Reading

Proposals: Replacement windows (part-retrospective)

Case Officer: Marcie Rejwerska

Date received (valid from): 15 January 2024
(EOT)

Target Decision date: 9th August 2024

1. SITE DESCRIPTION

The application site is a semi-detached, three storey, Grade II listed building located on the north side of London Road. The listing (entry number 1156006) reads as follows:

LONDON ROAD 1. 5128 (North Side) Nos 83 and 85 SU 7273 7/515 II GV 2. Mid C19 pair in the Eldon Square style. 3 storeys. Stucco, ground floor channelled 2 gabled breaks with tripartite windows glazing bar sashes, balconies ground floor, pediments 1st floor. 2 storey set back porch bays at each end. Slate roof with projecting eaves, central chimney. End gables have oculi to 2nd floor. Bath ashlar street wall with cross gabled gate piers.

The use of the property is unknown.



Front elevation of 83 London Road. Image taken by case officer on 7th March 2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for the retrospective replacement of windows and proposed replacement of existing unauthorised uPVC windows on all elevations. The proposed replacements are like for like double glazed timber windows.

Plans considered:

Heritage and Planning Statement

Bespoke Windows London - Quotation, dated 19/07/2019

Statutory Declaration, dated 19/12/2023

Location Plan, dated 22/12/2023

Site Plan, dated 22/12/2023

Window Profile Drawings - Existing First Floor Front, dated 03/06/2019

Window Profile Drawings - Existing Ground Floor Front, dated 03/06/2019

Window Profile Drawings - Existing Ground Floor Rear, dated 03/06/2019

Window Profile Drawings - Existing Second Floor Front, dated 03/06/2019

Window Profile Drawings - Proposed First Floor Front, dated 03/06/2019

Window Profile Drawings - Proposed Ground Floor Front, dated 03/06/2019

Window Profile Drawings - Proposed Ground Floor Rear, dated 03/06/2019

Window Profile Drawings - Proposed Second Floor Front, dated 03/06/2019

Received by the LPA on 09/01/2024

1589-02-01 Rev. P1 - Proposed Plans

Received by the LPA on 15/03/2024

MPBP Group Ltd Quote

Received by the LPA on 05/07/2024

1589-02-02 Rev. P4 - Proposed Elevations

Received by the LPA on 02/08/2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Non-statutory:

RBC Conservation Officer - No comments received.

Public:

The following addresses were consulted by letter.

81 London Road, Reading, RG1 5BY

85 London Road, Reading, RG1 5BY

No letters of representation received.

5. LEGAL AND PLANNING POLICY 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 a listed building or its setting or any features of special interest which it possesses.

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:

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Historic England Advice Note 2 - Making Changes to Heritage Assets

Historic England - Traditional Windows

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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.

APPRAISAL

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The applicant seeks Listed Building Consent for the retrospective replacement windows on the front and rear elevation of 83 London Road, which the applicant states were replaced in 2019 following a pre-application enquiry submitted to the LPA in 2019. A statutory declaration submitted with the application states that at the time when the windows were replaced, the existing windows were not considered to be original to the building and thought to be replacements installed sometime in the 1970s. It is noted that the scope of the works carried out are recalled from memory by the applicant.

As there is no evidence to suggest that the replaced windows were original to the property, and the design and appearance of the new windows respects the appearance of the listed building, closely resembling the design of the original windows, which can be seen on the adjoining no. 85 London Road. The submitted quotation from the supplier of the windows installed in 2019 also confirms that the windows are hardwood timber and slim-profile double glazed. Heritage England advice relating to replacement windows specifies that slim-profile double glazing is a preferred option considered sympathetic to most historic buildings.

There is no evidence to suggest that the replaced windows were original to the property, and it would not be reasonable or possible to request the applicant to reinstate the original windows which are most likely lost. The proposal is therefore considered acceptable.

Furthermore, there are existing unauthorised uPVC windows which require replacement. The applicant has submitted materials details to demonstrate these will be replaced with matching timber double-glazed windows. This is considered acceptable in this case and an improvement on the existing unsympathetic and unauthorised uPVC windows.

Conclusion

The proposed development has been assessed and the works are considered to be in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

RECOMMENDATION

GRANT LBC

Conditions:

1. Time Limit
2. Approved Plans
3. Materials to Match