

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: PL/24/0661 Full planning permission

Address: Folk House, Church Street, Reading

Proposal: Replacement of timber windows with UPVC windows.

Applicant: Charterist Developments Ltd

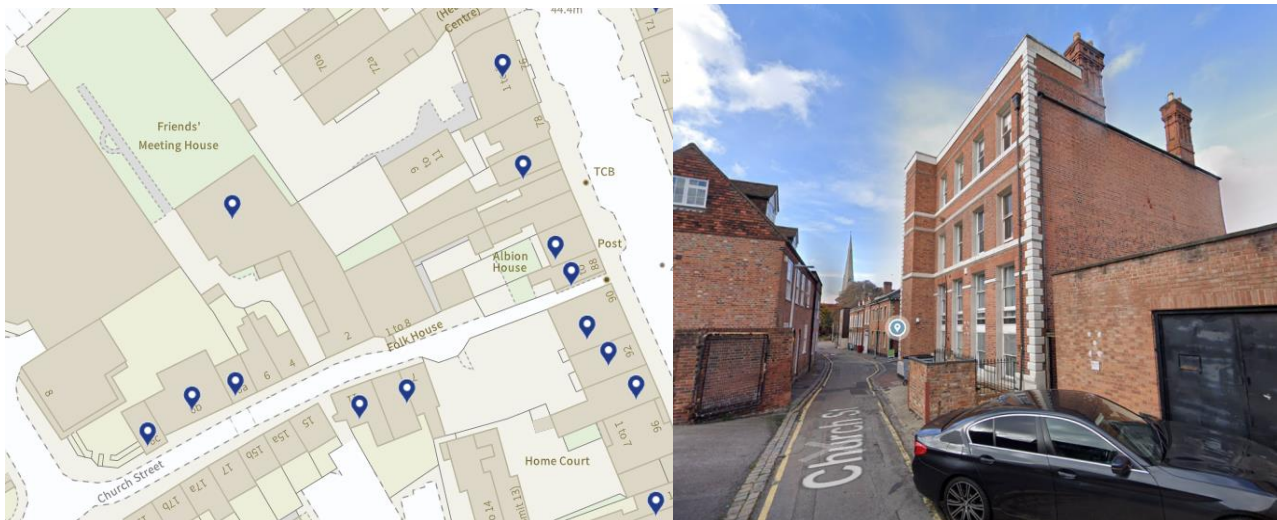
Received date: 2024-05-22

Target Decision date: 2024-10-23 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a three-storey property containing flats on the north side of Church Street. The property is identified as a Building of Townscape Merit within the Market Place/London Street Conservation Area. It is also within the setting of nearby Grade II listed properties, including the neighbouring Reading Quaker Meeting House, 86 and 88 London Street and 7-9 and 11 Church Street.



Left: Listed Buildings in blue within the immediate vicinity of the application site. Image taken from Historic England website. Right: Image of Folk House from Church Street looking towards St. Giles Close. Image taken from Google Maps.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a wholesale replacement of timber sash windows with UPVC windows.

2.1. Information Submitted:

9338-100 Location Plan, dated 20/05/2024

9338-101 Existing Block & Proposed Block Plan, dated 20/05/2024

Received on 22 May 2024

Heritage Statement (Heritage Fusion)

Received on 3 July 2024

7329-01-8 Proposed Elevations, dated May 2024

7329-01-9 Proposed Elevations, dated May 2024

7329/02/BR4D Proposed Ground & First Floor Plans, dated Jan 2022

7329/02/BR5C Proposed Second & Third Floor Plans, dated Jan 2022
Received on 16 August 2024

3. RELEVANT PLANNING HISTORY

PL/01/0585 – Converting existing office into 8 no residential flats – Application permitted on 27/05/2001

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – Objection.
- Reading Conservation Area Advisory Committee (RCAAC) – Observations received.

The following addresses were consulted by letter:

- 80 London Street, Reading
- 82 London Street, Reading
- 84 London Street, Reading
- 86 London Street, Reading
- 88 London Street, Reading, RG1 4SJ
- 1 Folk House, Church Street, Reading, RG1 2SB
- 2 Folk House, Church Street, Reading, RG1 2SB
- 3 Folk House, Church Street, Reading, RG1 2SB
- 4 Folk House, Church Street, Reading, RG1 2SB
- 5 Folk House, Church Street, Reading, RG1 2SB
- 6 Folk House, Church Street, Reading, RG1 2SB
- 7 Folk House, Church Street, Reading, RG1 2SB
- 8 Folk House, Church Street, Reading, RG1 2SB
- 2 Church Street, Reading, RG1 2SB

No letters of representation received.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

HEAG180 GPA3 The Setting of Heritage Assets

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 documents

Market Place/London Street Conservation Area Appraisal 2007

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.

6. APPRAISAL

Policy CC7 seeks to secure development of high design quality which maintains and enhances the character and appearance of the area of Reading in which it is located. Policy EN3 requires development in conservation areas to conserve and enhance the special interest, character and architecture of conservation areas. It also requires development in conservation areas to make a positive contribution to local character and distinctiveness.

Folk House is identified within the Market Place/London Street conservation area appraisal as a Building of Townscape Merit, i.e. a property which is a good example of relatively unaltered 19th century building. These specifically make a positive contribution to the special interest of the conservation area.

The proposed double-glazed uPVC windows would combine contemporary materials into a property that remains largely intact from a historical perspective, which would result in diminishing the overall character of the building and would undermine the historic integrity and significance of this non-designated heritage asset within the Conservation Area. Therefore, the proposal would fail to preserve or enhance the character and appearance of the Conservation Area, resulting in less than substantial harm to the significance of the conservation area, settings of listed buildings and non-designated heritage assets, conflicting with EN1, EN3 and EN6 of the Reading Borough Local Plan

7. CONCLUSION

The proposal has been assessed against adopted policies as outlined above and is not considered to accord with those policies.

8. RECOMMENDATION

Refuse

Due to the following reasons:

1. The proposal would fail to preserve or enhance the character and appearance of a Building of Townscape Merit, and of the Market Place/London Street Conservation Area, resulting in less than substantial harm to the significance of the conservation area, settings of listed buildings

and non-designated heritage assets, contrary to Policies CC7, EN1, EN3 and EN6 of the Reading Borough Local Plan 2019 and paragraphs 209 and 212 of the NPPF (2023).