

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/24/1478 Full planning permission

Address: Flats 1-4, 16 Goldsmid Road

Proposal: Proposed replacement of front and rear windows of the flats and entrance doors.

Applicant: Mrs Sukvinder Sethi

Received date: 06/11/2024

Target Decision date: 31/01/2025 (ext)

Case Officer: Alison Amoah

1. SITE DESCRIPTION

The site comprises 5 flats, although the application relates to numbers 1-4 only within a two storey, small, block of flats on Goldsmid Road approved in 1991 under planning reference: 91/00439/FD.

The surroundings are wholly residential comprising a mix of houses and flats of different periods and styles.

The flats currently comprise timber framed casement windows, centrally and fully openable. Each half of the window has 2 wide by 4 high individual panes with moulded/ profiled glazing bars.

In the vicinity of the property are houses and flats with UpVC double glazed windows.

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



Front



Rear

2. PROPOSAL AND SUPPORTING INFORMATION

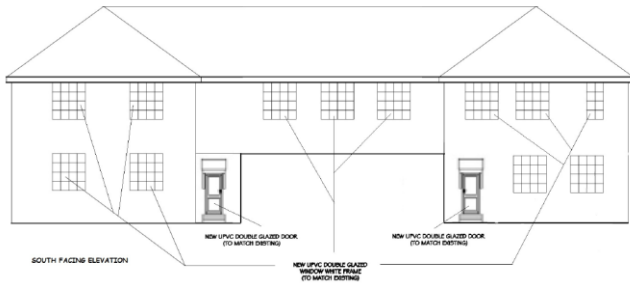
Proposed replacement of all windows to the front and rear elevations and entrance doors with UPVC frames to match the size and details of the existing timber door and windows.

Plans and other information considered

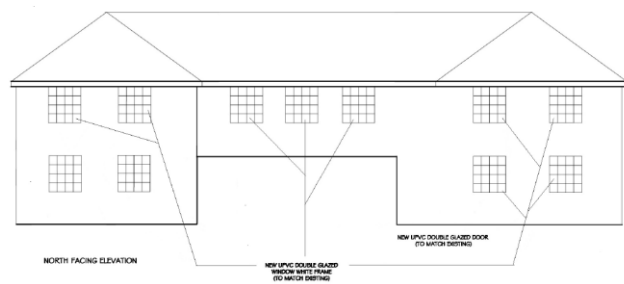
The submission, received 6th November 2024, includes otherwise specified, included:

- Location Plan
- Proposed Block Plan
- Linar Specification Guide for Energy Efficient Windows and Doors [pages 1-91 - 3 sections]
[70mm Casement Window | Linar](#)
- Existing Photos [including images of proposed window and door]
- CDG Front Door Specification
- Linar Georgian Bar Leaflet, received 29th November 2024
- Proposed Elevations [north-rear and south-front]

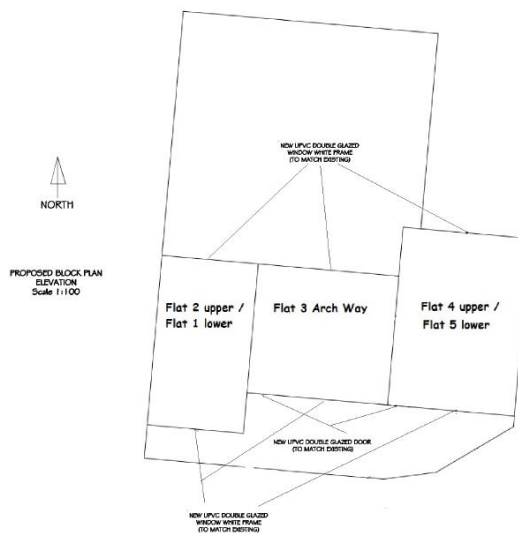
Front Proposed Elevation



Rear Proposed Elevation



Proposed Block Plan



Proposed Composite Door



Proposed casement window style (image is an example of Linar product (from Linar website), but the proposed window would match the style of the existing in terms of glazing bar detail/no of panes)



3. RELEVANT PLANNING HISTORY

91/00439/FD - C/O/U of 1st and 2nd Floor from Residential to Office (B1 or A2) at 161 Erec or rear Extn, 4 Flats on Goldsmid Road Frontage and Parking – Approved 31st July 1991

230617/FUL - Proposed replacement two front elevation, two rear elevation windows and entrance door (all ground floor) – Approved 5/7/2023 (Flat 5)

4. CONSULTATIONS

A site notice was put up on 9th December 2024.

One letter of representation was received from the owner of Flat 1 regarding the proposed materials for the doors set out in the application as submitted on behalf of the owners of flats 1-4. Their understanding had been that the new doors would not be composite, as had been set out in the submission, and a request was made for the application to be put on hold until this had been resolved between the flat owners.

Planning Officer Note: Further clarity was received during the course of the application and final materials confirmed as set out with the report.

Conservation Area Advisory Committee – no comments 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:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

SPD

Sustainable Design and Construction (2019)

Other Local Documents

Russell Street/ Castle Hill /Oxford Road Conservation Area Appraisal (2020) (The CA is within Historic England's At Risk Register)

6. APPRAISAL

a) Design and Conservation Area

Policy CC7: Design and the Public Realm, requires all development to be of a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

Policy EN1 states *“All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located...”*.

Policy EN3 states *“the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.”*

The proposal is to replace the wooden windows with uPVC 70mm Casement French Windows by Linar with 'Georgian' bar (glazing bar) detail (referred to as Astragal bars) to match the existing windows.

The windows feature a multi-chambered PVCu profile, designed to achieve the highest levels of thermal and security performance.

The existing timber framed windows are not considered to be so special to warrant requiring the specific retention of timber frames, and they are not original timber frames in an older property. Therefore, it is not considered that the replacement with uPVC would have a detrimental effect on the character and appearance of the Conservation Area. In addition, there are other newer properties with uPVC windows in close proximity.

The proposed front doors would be composite doors to match the existing detail. This is considered acceptable.

Overall, the proposal is considered to comply with the above policies.

b) Sustainability

Replacing single glazed with double glazed units would have a positive effect with respect to improving thermal efficiency with windows with a lower U-value, in accordance with the Council's Reading Borough Local Plan sustainability policies (as above) and the supporting SPD.

Conclusion

The replacement windows and doors would be acceptable.

RECOMMENDATION

Approve

Subject to the following conditions:

1. TL1 – 3 yr time limit
2. AP1 – Approved plans and documents
3. M3 – Materials as specified