

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/1292 Listed building consent

Address: 40 YEW LANE, READING, RG1 6DA

Proposal: Double glazed units into the existing timber window frames.

Applicant: Miss Erinn Melville

Received date: 11/09/2025

Target Decision date: 06/11/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

40 Yew Lane is a three storey, 3 bedroom end of terrace Grade Listed Barn at Coley Park Farm which has been converted into separate residential dwellings. It is located within a private residential development. It is surrounded by listed building including Rose Cottage (list entry number 1113609), building to the south of Rose Cottage (list entry number 1321860), laundry Cottage, stable at west end of barn at Coley Park Farm (list entry number 1321861), and others on the Coley Park farm development.

The listing for 40 Yew Lane is number 1113610 and is described as:

WENSLEY ROAD Grade II Barn at Coley Park Farm (Formerly listed as Barn dated 1619 under Coley Park)

2. Very large brick barn circa 1619. Brick English bond. 6 bays. Old tile roof patched with others and partly with Roman tiles. Main part has 2 rows of vents to north and central segmental headed entrance flanked by buttresses. Courtyard side to south has projecting gable with segmental arch over lintel and flanking lean-tos. Interior: queen-post roof with 2 rows of purlins on each side, the upper with small windbraces; 3 eastern bays repaired without windbraces. Ventilated panel to east with high lean-to shelter. 'L'-plan south wing slightly later as smaller central gable with weatherboarded tip, partly timber frame with brick. 5 bays, aisled to west. Large shelter to east. Interior, queen-post roof.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to insert double glazed units into the existing timber window frames with white window spacers. No further changes are proposed.

The quote and Heritage Statement provide details of the proposed works:

The works are proposed to remove and dispose of the existing glazing and to fit 9 new toughened glass glazed units into existing wood framed windows. Privacy glass 'Pilkingtons's Optifloat Opal' patterned glass is proposed for the bathroom windows. Obscure glazing will reflect neighbouring properties with obscure bathroom windows facing into an open courtyard. Glazing is also to be replaced within an existing rooflight. Window fixtures and fitting including locks, handles and stays are proposed to match the existing cast iron monkey tail materials.

Proposed materials are to match the existing dwelling, with white beading to match the existing windows.

Plans/documents considered

Application form

Design and Access and Heritage statement

PP-14155116v1 Location Plan

Quote25/ 737 (08 07 25) Piers Hampton Stained Glass, 8 July 2025

As received 11 September 2025

Planning History

PL940890 Division of double bedroom into kitchen and bedroom by internal stud partition, including kitchen extract ventilation. Approved

3. CONSULTATIONS

A site notice was displayed at the site on 6 October for the required consultation period and an advert was placed in local newspaper. No public responses were received.

The following were consulted:

- RBC Conservation Officer - No objection, the windows are not original and do not constitute an important part within the significance of the building, and the submitted application form and letter explain the reasons and provide details. There would be some difference from the existing other windows, but I think that would be negligible and is considered acceptable in this instance. My only request is for confirmation that white window spacers are used so that the new glazing would not detract. *Case officer – the applicant confirmed by email that white window spacers would be used.*

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.

4. 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.

National Policy

National Planning Policy Framework 2024 (as amended)
National Planning Practice Guidance

Reading Borough Local Plan (2019)

EN1 Protection and Enhancement of the Historic Environment

Other

Historic England Advice Note 7 – Local Heritage Listing: Identifying and Conserving Local Heritage

5. APPRAISAL

The site is part of the Coley Farm Homestead Orchard Yards. The farm was converted to housing late 1980s/early 1990s.

The application is for Listed Building Consent to replace the glazing within the existing wooden window frames. No other works to the Listed Building have been included as part of this listed building consent application and therefore the works are assessed in terms of impact on the fabric of a listed building.



Heritage

A site visit was undertaken on 6 October 2025. Given the limited nature of the works proposed for replacement glazing, with the retention of the existing window frames and proposed materials to match the locks and metal fittings., it is not considered harmful to the original fabric of the Listed Building. The house was originally a farm building which (together with other buildings on the farm) was later converted to housing and this would have resulted in the loss of some of the original features of the building.

In light of the above, it is considered that the works as implemented do not have detrimental impact on the setting or character of the listed building, the proposal therefore complies with the requirements of Section 66 and 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 and the statutory duties of the Council in this regard have been discharged.

6. CONCLUSION

The works to the listed property have been assessed and found to be acceptable as they comply with the identified policies and guidelines and therefore Listed Building Consent can be granted.

7. RECOMMENDATION

Approve with conditions

Recommended Conditions:

Approved plans & documents

Make good

Informatives

Terms