Reading Borough Council
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DELEGATED APPLICATION REPORT
Ward: Abbey ward
App Ref: PL/25/1245 Full & PL/25/1250 Lbc
Address: 193 OXFORD ROAD, READING
Proposal: Existing double-glazed timber sash and casement windows to the rear and side elevations to be replaced with new slimline double-glazed timber sash and casement windows. Front elevation windows to be repaired only. Installation of internal secondary glazing to front elevation windows. Rear patio doors to be replaced with slimline double-glazed timber.
Applicant: Mr Sayfur Rahman
Received date: 03/09/2025
Target Decision date: 12/12/2025 (EOT)
Case Officer: Marcelina Rejwerska

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1. SITE DESCRIPTION

The application site comprises a mid-terrace, Grade II listed three-storey townhouse with a basement. It is part of a group listing of terraced townhouses, and the official listing reads as follows:

187-193 Oxford Road is a terrace of four townhouses constructed in the 1820s during the westward expansion of Reading's inner suburbs. The developer may have been William Pratt Swallow, a member of a prominent local family, and was originally named Sydney Terrace, along with the listed terraces at 149-169 and 171-177 Oxford Road to the east (Pevsner and Bradley, p477; Conservation Area Appraisal, p59, p128). The buildings appear to have remained in largely residential use throughout their history, with some small-scale commercial uses in the late C20.

In the early 1990s, the terrace was extensively remodelled and extended to convert the four townhouses and smaller building adjoining number 193 into a series of flats. The most significant change was the addition of three-storey, rear extensions along the western boundary of each building, replacing the earlier outshot, along with a full-height, full-width extension to the rear of the two-storey building to the west of number 193, whose north elevation onto Oxford Road appears to have been rebuilt at this time. Additional changes appear to have included the introduction of arrowhead railings along the entire front boundary of the terrace, the removal of any boundaries between the front gardens of the buildings and the paving of this space. The extent of internal alteration is unknown.

Despite this significant phase of work, all four buildings appear to retain historic windows, doors and detailing. Between 2009 and 2017, the multi-paned sash windows at the raised ground-, first- and second-floor levels at number 187 were replaced in phases with two-pane sashes. The garages on Prospect Mews, at the ends of the properties' rear gardens, now appear to be under separate ownership.

MATERIALS: the terrace is of red brick in Flemish bond and a slate roof covering, with a stucco plat band and late-C20 iron railings to the front area.

EXTERIORS: the terrace comprises four townhouses of three storeys plus a basement across three bays onto Oxford Road, under a hipped roof punctuated by ridgeline chimney stacks on the western party wall of each building.

The four houses are of matching design. Basements have a door in the central bay, accessed via steps down from the front area, and a window in the western bay. The doors are recent (late C20 or C21) replacements, while the windows are three-over-three sashes with the exception of that at number 187, which is a uPVC, two-pane sash, installed after 2009.

To the west of the front door are two window openings with flat-arched heads and stucco cills. There are

three window openings with gauged brickwork heads and stucco cills at the first and second floors, with the central opening on the second floor being blocked, likely as part of the original design. All of the windows at the ground floor and above are sash windows (six-over-six at the ground and first floor, three-over-three at second floor), except at number 187, where they are recently installed (post-2009), uPVC two-pane sashes. A plat band runs across the entire frontage at first-floor cill height. There are single windows at the basement, ground and first floors, and three at second-floor level, some of which are sashes.

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

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent and planning permission are sought to repair all front elevation windows and to install secondary glazing to all front elevation windows. Existing double-glazed timber sash and casement windows to the rear and side elevations are to be replaced with new slimline double-glazed timber sash and casement windows. The rear patio doors to be replaced with slimline double-glazed timber.

a. Information submitted:

T1-7039 193 Oxford Road Window Replacement - Heritage Statement
T1-7039 193 Oxford Road - Window Condition Survey Report
T1-7039 193 Oxford Road -1- Location and Block Plan
T1-7039 193 Oxford Road -2- Existing Elevations Rev A
T1-7039 193 Oxford Road -3- Proposed Elevations Rev A
T1-7039 193 Oxford Road -4- Existing Window And Door Schedule Rev A
T1-7039 193 Oxford Road -5- Proposed Window And Door Schedule
T1-7039 193 Oxford Road -6- Proposed Timber Casement Window Sections
T1-7039 193 Oxford Road -7- Proposed Timber Casement Window Sections
T1-7039 193 Oxford Road -8- Proposed Timber Sash Window Sections
T1-7039 193 Oxford Road -9- Proposed Timber Door Sections

Received 3 September 2025

Balanced Vertical Slider, Granada Secondary Glazing
Received 1 December 2025

3. RELEVANT PLANNING HISTORY

PL/23/1197 & PL/23/1198 - Full replacement of existing white single glazed timber sash and casement windows with white single glazed timber sash and casement windows. Application refused due to insufficient submitted information.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – Secondary glazing details requested, otherwise no objections.
- Reading Conservation Area Advisory Committee – No comments received.

Site notices were also erected on site. No letters of representation were 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).

<u>National Policy and Guidance</u>
National Planning Policy Framework
National Planning Practice Guidance
Conservation Principles Policies and Guidance, Historic England 2008
HEAG125 Listed Buildings and Curtilage
HEAG304 Listed Building Consent

<u>Reading Borough Local Plan (2019)</u>
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

<u>Other</u>
Russell Street/Castle Hill Conservation Area Appraisal 2020

Local Plan Update
The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be 'out of date'.

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 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." 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."

Paragraph 210 of the NPPF (2024) states:
In determining applications, local planning authorities should take account of:

a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;* **The proposal would sustain the use of the property as residential.**
b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
c) *the desirability of new development making a positive contribution to local character and distinctiveness.* **The original windows will be retained which is the best case scenario to maintain the aesthetic value of the property and its contribution to the wider conservation area.**

The proposed methodology for the window repairs and the details of the proposed secondary glazing to be installed are considered sympathetic to the character of the property. At the rear elevation, there are a number of non-original windows which are proposed to be replaced with like-for-like timber sash and casement windows to replicate the design of the original windows. This will improve the appearance of the property from the rear elevation. The application is therefore deemed acceptable.

7. CONCLUSION

The proposal has been assessed in accordance with national and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LBC & GRANT PLANNING PERMISSION

Recommended conditions (FULL):

1. Time Limit (Standard)
2. Approved Plans
3. Materials as specified

Recommended conditions (LBC):

1. Time Limit (Standard)
2. Approved Plans
3. Materials to match