

## DELEGATED APPLICATION REPORT

Ward: Abbey ward

App Ref: PL/25/1526 Listed building consent (Alt/Ext)

Address: 9 HERITAGE COURT, READING, RG1 7RP

Proposal: Application for the replacement of windows no 3 to front elevation and no 1 to rear elevation, Flat 9, 3rd Floor.

Applicant: Mr Mark Harrison

Received date: 24/10/2025

Target Decision date: 08/01/2026 (EOT)

Case Officer: Marcelina Rejwarska

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### 1. SITE DESCRIPTION

The application site relates to Flat 9 on the third floor of 9 Heritage Court, a terraced, Grade II listed apartment building on the north side of Castle Hill. The listing entry reads as follows:

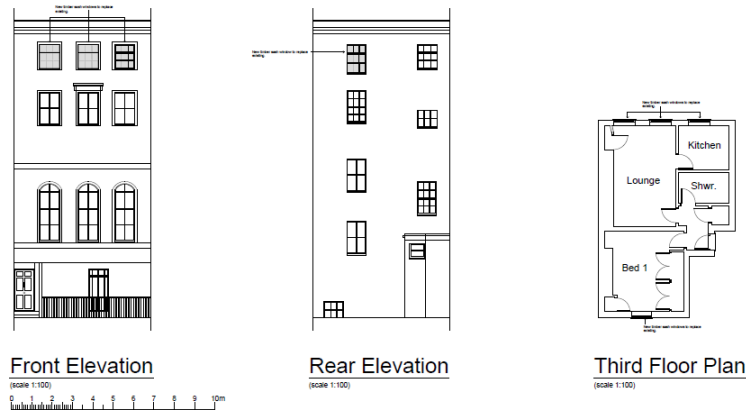
*CASTLE STREET 1. 5128 (North Side) Castle Hill Nos 144A to 152 (even) SU 7073 12/42 II GV 2. Early C19. Symmetrical terrace. 4 storeys and basement. Stucco on Bath stone. String at 1st floor level. Channelled ground floor. Cornice and blocking course. Slate roof. End houses break forward. Cross glazed and glazing bar sashes, 13 windows to upper floors. 7 windows and 3 doors to road. 1st floor windows have semi-circular heads and in end bays have contemporary balconies. 3 windows on 2nd floor have bracketed cornices. Verandah on ground floor between projecting bays with decorative cast iron railings and standards. French casement windows to verandahs. Carriage sweep has end piers for gates, one missing.*

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



### 2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for the replacement of sash windows at the front and rear elevations (3x at the front elevation and 1x at the rear elevation). The replacement windows would be like-for-like timber sash windows.



### 2.1. Information submitted:

A25/88 Issue 1, Heritage Statement, Hicks Baker, dated 20 October 2025  
 AD01 Revision A Location and Block Plan  
 AD02 Revision A Existing Plans and Elevations  
 AD03 Revision A Proposed Plans and Elevations

Received by the LPA on 24 October 2025

## 3. RELEVANT PLANNING HISTORY

None at 9 Heritage Court.

Other similar applications at Heritage Court:

- PL/11/1506 - Internal alterations and replacement of two windows to side and rear of property. Application approved for no. 19 Heritage Ct.
- PL/21/1551 - Listed Building Consent to replace the existing roof covering with single ply membrane (lead grey colour) and carry out associated works (amended description). Application approved for no.23 Heritage Ct.
- PL/23/0614 - Replacement of 1 window, replacement of sashes in 4 windows. Application approved for no. 13 Heritage Ct.

## 4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections
- Reading Conservation Area Advisory Committee – No comments received.

A site notice was also displayed on site. No letters of representation were received.

## 5. LEGAL AND PLANNING POLICY CONTEXT

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 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.

#### National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Conservation Principles Policies and Guidance 2008

#### Reading Borough Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

#### Other documents

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 submission draft was submitted for consideration on 9<sup>th</sup> May 2025.

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 use of like-for-like materials and design will sustain the property's positive contribution to the street scene and wider conservation area.***

The existing timber windows are identified within the submitted Heritage Statement as being in poor physical condition due to wood rot and decay which make the repair of the windows not feasible. The proposed like-for-like replacement would replicate the glazing patterns, sash proportions, joinery profiles and mechanisms. This is considered appropriate and acceptable. There is no identified harm to the significance of the heritage asset arising from this proposal.

## **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

Recommended conditions:

1. Time Limit (standard)
2. Approved Plans
3. Materials to Match