

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/1487 Listed building consent (Alt/Ext)

Address: 12 THE BROOKMILL, READING, RG1 6DD

Proposal: Replacement of all beyond repair single glazed wooden windows throughout with double glazed bespoke made hardwood windows retaining the outward appearance.

Applicant: Mr Charles Durham

Received date: 17/10/2025

Target Decision date: 13/01/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

12 The Brookmill is a residential dwelling sited within the Coach House (official listing number 1113612) in the private Coley Park Farm development in close vicinity to a group of Grade II listed properties converted into separate residential dwellings.

It is surrounded by listed buildings including Bailiffs Cottage (list entry number 1321862), 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 site as a whole was redeveloped for residential use in the mid-1980s.

The official listing reads as follows:

Probably C18 or early C19. Once silver grey bricks with red brick dressings. Stone keys, impost blocks and chamfered plinth returned at entrances. Stone moulded cope to parapet. Central break with 3 staggered segmental arches and ramped and shaped parapet. Lozenge clock in turret with weather arches (with wyvern). Flanking wings with doorways and rubbed brick band. 2 doors and 2 windows, with moulded cills to right hand wing. Slate roof.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to replace all of the existing single glazed wooden windows, glazing, sills and fittings on the front and rear elevations that are rotten and in need of repair, with double glazed bespoke made hardwood windows retaining the original outward appearance.

The Heritage Statement and window replacement documents provide details of the proposed works to match the existing appearance, dimensions, detailing and colour.

Site visit photos



Plans/documents considered

Location Plan

Block Plan

8077/1 V3 Timber windows front casement windows quotation

8077/1 V2 Timber windows rear casement windows quotation

Design and Access Statement

As received 17 October 2025

Heritage statement

As received 18 November 2025

Window replacement notes 12 12 2025

As received 16 December 2025

Planning History

None

3. CONSULTATIONS

A site notice was displayed at the site on 26 November 2025 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 subject to conditions. Additional information regarding the proposed window replacement works was requested.
- Conservation Area Advisory Committee/ Reading Civic Society Consultations – no comment was provided at the time of writing the report.

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 existing wooden surround, windowsills, glazing and fixings with replacement timber window frames and fixings to match. The works are assessed in terms of impact on the fabric of a listed building.

Heritage

A site visit was undertaken by the case officer and RBC Conservation officer on 2 December 2025. The existing windows and timber is in a dilapidated state and replacement timber windows, sills and fixing are proposed to match the existing appearance. The proposal is not considered harmful to the original fabric of the Listed Building. The dwelling was originally a coach house 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. The RBC Conservation officer advised at the site visit that further refurbishment drainage works are considered to protect and conserve the listed 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