

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/26/0425 Listed building consent (Alt/Ext)

Address: FLAT 4, 70 LONDON STREET, READING, RG1 4SJ

Proposal: The proposed works comprise the repair of existing timber window frames and the replacement of defective sash elements to three windows within a Grade II listed building.

Applicant: Giada Malatesta

Received date: 30/03/2026

Extended Target Decision date: 22/07/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The building was originally a four storey terraced house with a basement that has previously been used as offices and is currently divided into flats. It is built of brick with Bath Stone ashlar facing, with red brick chimneys and a slate roof.

It is located within the Market Place/London Street Conservation area, area of architectural interest and AQMA.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for the repair of existing timber window frames and the replacement of defective sash elements to three windows on the third floor, within a Grade II listed building. The timber windows have been tested and confirmed as rotten; however the timber frames can be repaired.

Plans/documents provided

Location plan – official title plan

Heritage statement

As received 30 March 2026

Window report, The Sash Window Workshop Ltd

As received 26 June 2026

D39502_ Rev 2 Malatesta, joinery detail sheet:

- second floor front living room,
- second floor front living room,
- second floor front kitchen,
- internal and external view.

As received 1 July 2026

Relevant Planning History

None

3. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objection. Initially concerns were raised regarding the condition of the windows and whether there was a strong justification for replacing the windows instead of

secondary glazing due to the opening mechanism. It is also stated that a slim profile double-glazing is proposed (4mm x spacer x 4mm).

Following the submission of additional information, as the existing windows are twentieth-century replacements, their replacement is acceptable. The submitted details indicate that the proposed windows would not appear bulky or visually intrusive. Given they are on the third floor, their visibility from the public realm would also be limited. As such, I raise no objection subject to the following condition:

All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

- Conservation Area Advisory Committee Consultations – No comments were received at the time of writing this report.
- Reading Civic Society Consultations – Additional information was requested. It is good that someone is focusing on the condition of their historic sashes, concerns were raised regarding the replacements being double glazed, however secondary glazing would be acceptable for sash windows. Use of blinds, curtains and draught seals is preferable, double glazing is unnecessary,

A site notice was displayed on 14 April 2026 for the required period and an advert was placed in a local newspaper. No letters of representation have been received.

Communications with the applicant

Additional information was requested from the applicant to provide existing window plans, photograph evidence and specifications to evidence the need for replacement rather than refurbished windows. Example profiles were provided.

4. 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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

Listed Buildings and Conservation Areas Act 1990:

- Section 16(2) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.
- Section 72 (1) 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.

Reading Borough Council Planning Policy

Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Council Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN4: LOCALLY IMPORTANT HERITAGE ASSETS

SPG/SPD

None.

OTHER

- Conservation Area: Market Place/London Road
- Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
- Principles of Conservation (Historic England, 2008)
- Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)
- Historic England Traditional Windows, Their Care, Repair and Upgrading

5. APPRAISAL

Due to the fact that the current windows are twentieth century replacements and not original, the proposal poses no harm to the fabric or character of the Listed Building as the profile specifications and plans provided are to match the existing windows. When viewed from the public realm, on the third floor of 70 London Street, the works to the windows are not considered to cause harm to the setting of the listed building.

6. CONCLUSION

The proposal would not harm and sympathetically preserve the fabric/character of the listed building in accordance with Policy EN1.

7. EQUALITY ACT

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8. RECOMMENDATION

GRANT Listed Building Consent.