

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/26/0461 Listed building consent (Alt/Ext)

Address: 94 Wolseley Street, READING, RG1 6AY

Proposal: Replace front windows and roof repairs

Applicant: Mr M Kendall

Received date: 03/04/2026

Target Decision date: 17/08/2026 (EoT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a mid-terraced, two-storey dwelling on the west side of Wolseley Street. The property is one of a pair of Grade II listed buildings with No. 96 Wolseley Street, and the official listing entry reads as follows:

This list entry was subject to a Minor Amendment on 06/11/2018 SU 7172 13/612. WOLSELEY STREET, Nos 94 and 96. (Formerly listed under WOLSEY STREET). Pair of C18 houses. Originally one five bay house. Stuccoed brick with tiled roof and end chimneys. Glazing bar sash windows (removed from No 96) segmental headed flush-framed to No 94. Doorways set close together, No 94 is six panel with lozenge overlight, No 96 plain late C19 door with slim rectangular overlight. Listing NGR: SU7112072698

The surrounding area is predominantly residential.



Captured from Google Street View, dated 11/2022, the officer visited the site on 23/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks listed building consent for the replacement of all existing puttied glass panes to the front elevation with new single-glazed laminated glass. In addition, a new double-glazed vertical sliding secondary glazing system would be installed internally. The secondary glazing would be fixed to a 22mm x 44mm white-painted timber subframe, screw-fixed at the top, sides and bottom into the timber cill, head

Communication with agents: The original proposal was considered acceptable in principle. However, officers considered that the existing window frames should be repaired rather than replaced, and further details were also required in relation to the proposed glazing and roof materials. The applicant was, therefore, invited to amend the scheme accordingly and submit the necessary specifications to avoid the imposition of pre-commencement conditions. Insufficient information relating to the glazing and roof materials has been provided as part of the revised submission. Please refer to the appraisal section below for further assessment.

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.

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).

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7: Design and The Public Realm
EN1: Protection And Enhancement of The Historic Environment
EN3: Enhancement of Conservation Areas

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 CC7 requires that developments will be assessed to ensure that they respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm.

Policy EN1 requires applications which affect Listed Buildings to 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.

The proposed replacement of the windows and repair works to the roof are considered acceptable in principle, as they comprise relatively minor alterations and maintenance works that would preserve the special architectural and historic interest of the listed building and its setting.

In respect of the windows, the proposal would replace all the existing puttied glass panes with new single-glazed laminated glass within the front elevation, whilst retaining and repairing the existing timber sliding box sash window frames using traditional materials and matching detailing. The proposal would also introduce an internal secondary glazing system, which would be reversible and would not result in the loss of historic fabric. Subject to a pre-commencement condition securing the detailed specification of the glazing, the works are considered to respect the character and significance of the listed building.

With regard to the roof, the proposal includes the replacement of the existing flat roof covering and roof boards to the rear elevation, replacement of the lead flashing to the rear chimney, reb bedding of the ridge and hip tiles, and renewal of the rear gutters. These works primarily comprise repair and like-for-like replacement of existing elements and are not considered to result in any material alteration to the character or appearance of the listed building. However, further details of the proposed roofing materials are required to ensure that the replacement materials are appropriate to the significance of the heritage asset. Given the nature of the works, it is considered reasonable to secure these details through a pre-commencement condition.

The proposals were reviewed by the Council's Conservation Officer, who raised no objection to the works, subject to conditions requiring approval of the glazing specification and replacement roofing materials prior to commencement.

Overall, the proposed works would secure the repair and ongoing maintenance of the listed building in a manner that preserves its special architectural and historic interest. The works are limited in scope and would not adversely affect the character and appearance of the surrounding area or the amenities of neighbouring occupiers. The proposal, therefore, complies with Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019 and is recommended for approval, subject to the proposed conditions.

7. CONCLUSION

The application has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended Conditions:

- Time
- Approved Plans
- Materials/finishes
- [PRE-COMMENCEMENT] Glazing details
- [PRE-COMMENCEMENT] Roof details