

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/26/0877 Householder planning permission

Address: 1 JESSE TERRACE, READING, RG1 7RS

Proposal: Replacement windows

Applicant: Mr James Partington

Received date: 02/07/2026

Target Decision date: 28/09/2026

Case Officer: Marcelina Rejwarska

1. SITE DESCRIPTION

The application site is a two-storey end-terrace dwelling on the corner of Jesse Terrace and Baker Street. It is identified as a Building of Townscape Merit in the Russell Street/Castle Hill/Oxford Road Conservation Area, described as *"circa 1850-1860. An intact, attractive single- family home reflective of an earlier Georgian centre hall planform. Stuccoed and with a large back garden and wall that contributes nicely to the view along Baker Street."* All properties in Jesse Terrace are within an Article 4 Direction Area removing permitted development rights for external alterations.



Photo taken by case officer on 19 August 2026

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for repairs to all front elevation windows which are in a state of disrepair. The proposal comprises refurbishment of the box sash frames and replacement of the window panels within those frames with slimline double-glazing units and refurbishment of the timber canopies. All new material is proposed to be like-for-like.

2.1. Information submitted:

Application Form
Location Plan
Block Plan
Covering Letter
Supporting Evidence – Photographs
Received 2 July 2026

Elevation Drawings
Received 3 August 2026

3. RELEVANT PLANNING HISTORY

PL/19/0841 - Demolition of part single storey, part two storey extension, and replacement with two storey and single storey rear extension. Resubmission of application 181895. Application permitted but not implemented.

PL/18/1895 - Demolition of part single storey, part two storey extension, and replacement with two storey rear extension. Application withdrawn.

PL/90/0368 - Change of use from residential to day nursery. Application refused.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections.
- RCAAC – No comments received.

A site notice was also erected at the front of the site on 19 August 2026 in the public interest. 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 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 Planning Policy Framework August 2026 (NPPF)

S3: Presumption in favour of sustainable development
DP3: Key principles for well-designed places
HE9: Conservation areas

National Planning Practice Guidance 2014 as amended

Reading Borough Local Plan (2019) (RBLP)

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

Other documents

Russell Street/Castle Hill Conservation Area Appraisal 2020

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 HE9 (Conservation areas) of the NPPF requires development proposals to retain and conserve buildings and other features which contribute positively to the character and appearance of a conservation area. The policy also requires proposals which conserve those elements of a conservation area which make a positive contribution to the area to be supported.

Policies EN1 (Protection and enhancement of the historic environment) and EN3 (Enhancement of conservation areas) of the RBLP set out the same expectations as above for all relevant developments. Policy CC7 (Design and the public realm) also sets out expectations for high-quality development. The Conservation Area Appraisal identifies Jesse Terrace as a distinguishing feature of the area as a whole due to its striking, well-proportioned streetscape.

The proposal has been carefully designed to meet the needs of the applicant in a sympathetic manner to the architecturally significant features of the property (the front façade). The proposed design and materials are appropriate and would positively contribute to the longevity of an attractive property. As such, the proposal is considered acceptable.

7. CONCLUSION

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

8. RECOMMENDATION

GRANT

Recommended conditions:

1. Time limit (standard)
2. Approved Plans
3. Materials as specified