

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0537 Listed building consent (Alt/Ext)

Address: 7 ALBION TERRACE, READING, RG1 5BG

Proposal: Partial replacement of painted timber framed sash windows, with matching single-glazed painted timber framed sash windows, and repair of window frames.

Applicant: Mr Pigott

Received date: 21 April 2026

Target Decision date: 30 October 2026

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

1.1 The application site relates to a large terrace of four-storey and basement listed building(s), located on the northern side of London Road. The building is grade 2 listed but does not fall within a Conservation area, it is located within flood zone 1.

1.2 The listing building record states:
Statutory Address: ALBION PLACE, 45-65, LONDON ROAD

LONDON ROAD 1. 5128 (North Side) Nos 45 to 65 (odd) (Albion Place) SU 7273 7/157 SU 7272 9/157 22.3.57. II GV 2. Circa 1825-35 by Richard Billing, local architect/builder. 3 storeys, attic and basement. Stucco, channelled ground floor. String under 1st floor windows, moulded cornice with parapet which has balustraded panels over windows. Slate roof. A good symmetrical terrace with 2 end houses projecting slightly. Each house has 3 semi-circular headed dormers, some with radiating glazing and 3 ranges of glazing bar sash windows, end houses have architrave and cornice to centre 1st floor windows. Round headed windows on ground floor with radiating glazing and segmental headed recessed doorway; 6 panelled doors with Greek Doric fluted columns supporting Greek Key pattern; radiating fanlight overall. Contemporary cast iron rails to areas and steps. Carriage sweep in front with pairs of panelled pyramidal-capped stone piers at each end.*

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The proposed development seeks to restore three rear facing windows within flat no. 7. Only the glazed sliding sash elements of the two worst-condition windows will be replaced with all details to match existing. The boxes and frames on these windows are confirmed to be retained and repaired.

3. CONSULTATIONS

3.1 The following were consulted:

- Burcu Can Cetin
No objection subject to conditions.

3.2 A site notice was placed at the application land. No comments were received.



Figure 1 - Site notice photo

3.3 The following plans and documents were submitted with the application:

Application Form

Drawing No: TQRQM25152074157306 - Location Plan

Drawing No:

As received by the Local Planning Authority on 21 April 2026

Drawing No: 25012-PL-02 – Proposed Front & Rear Elevations (Rev A)

As received by the Local Planning Authority on 17 June 2026

4. RELEVANT PLANNING HISTORY

4.1 Various, none recently relevant to flat no.7.

5. EQUALITY ACT 2010

5.1 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. LEGAL AND PLANNING POLICY CONTEXT

6.1 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.

6.2 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 2026
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

7. APPRAISAL

- 7.1 Policy EN1 states that “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.” This policy requires particular regard to be given to the preservation of the significance of listed buildings and ensures that any alterations are undertaken in a manner that safeguards those features which contribute to their heritage value.
- 7.2 Policy EN3 states that “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.” In assessing proposals within a Conservation Area, considerable weight is afforded to preserving the character and appearance of the area and ensuring that any changes respect its established historic qualities.
- 7.3 The proposal has been amended during the course of the application and now relates predominantly to repair works, together with the partial replacement of a single window. The revised scheme is therefore materially more limited in scope than originally proposed and significantly reduces the extent of intervention to the historic fabric of the building.
- 7.4 The submitted heritage information confirms that the internal alterations will be undertaken using appropriate conservation methods and materials, ensuring that the significance of the Grade II listed building is preserved. In respect of the window works, only part of one existing window is to be replaced. The replacement element would match the existing window in terms of material, profile, detailing and appearance, thereby maintaining the architectural character of the building and ensuring that the works remain sympathetic to its historic fabric.
- 7.5 Having regard to the limited nature of the works, the proposal would not adversely affect those elements that contribute to the special architectural or historic interest of the listed building. Furthermore, the external alterations are minimal and would preserve the character and appearance of the surrounding Conservation Area. The proposal is therefore considered to comply with Policies EN1 and EN3 of the Reading Borough Local Plan and would preserve the significance of the designated heritage assets.

8. CONCLUSION

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

9. RECOMMENDATION

- 9.1 GRANT