

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 21<sup>st</sup> JULY 2021

Ward: Minster

App No: 201197/LBC

Address: 5 The Brookmill, Reading, RG1 6DD

Proposal: Replacement of windows

Applicant: Cllr David McElroy

Extended target date: 23/07/2021

### RECOMMENDATION

**GRANT** listed building consent subject to conditions, to include:

1. Time limit for implementation
2. Approved plans
3. Materials and specifications as submitted

Informatives to include:

1. Terms and conditions
2. Positive and proactive

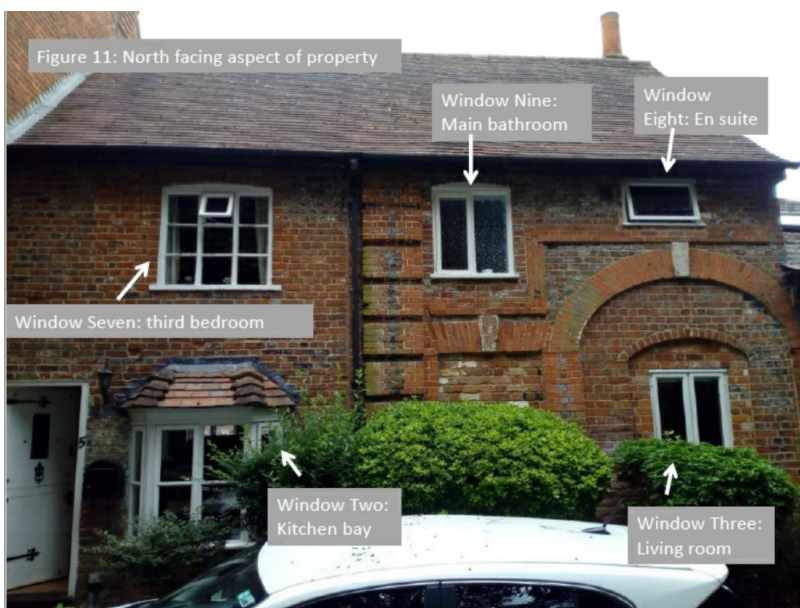
## 1. INTRODUCTION

- 1.1 5 The Brookmill is a dwelling located within Coley Park Farm Barn, a Grade II listed building (List Entry Number: 1113610), part of a complex of listed buildings at Coley Park Farm. The building dates to 1619 and was first listed on 22<sup>nd</sup> March 1957. The listing states:  
*“Very large brick barn circa 1619. Brick English bond. 6 bays. Old tile roof patched with others and partly with Roman tiles. Main part has 2 rows of vents to north and central segmental headed entrance flanked by buttresses. Courtyard side to south has projecting gable with segmental arch over lintel and flanking lean-tos. Interior: queen-post roof with 2 rows of purlins on each side, the upper with small windbraces; 3 eastern bays repaired without windbraces. Ventilated panel to east with high lean-to shelter. 'L'-plan south wing slightly later as smaller central gable with weatherboarded tip, partly timber frame with brick. 5 bays, aisled to west. Large shelter to east. Interior, queen-post roof.”*
- 1.2 5 The Brookmill has undergone various alterations, including the recent replacement of external doors (160243/LBC and 190741/LBC). The windows subject of this application are not original and are in a generally poor state of repair.
- 1.3 This application for listed building consent is being reported to the Planning Applications Committee for a decision as the applicant is Councillor David McElroy (Redlands Ward).

## Site Location Plan



## Annotated Site Photos



## 2. PROPOSALS

- 2.1 Listed building consent is sought for the replacement of nine, non-original, single glazed windows in varying states of repair, with double glazed hardwood timber framed windows of a similar design. Seven of the windows would be like-for-like replacement in terms of external appearance. Two of the windows would be of slightly altered design/configuration, but with no change to the existing window shape or opening. The replacement windows would have black iron internal fittings, to match the fittings of the recently replaced doors.

## 3. PLANNING HISTORY

160243/LBC - Replacement of French doors - Permitted 27/05/16  
190166/APC - Approval of details reserved by conditions 2 and 3 of 160243/LBC - Conditions discharged 29/04/19  
190741/LBC - Replacement of door - Permitted 07/08/19

## 4. CONSULTATIONS

**External - None required**

**Internal - Conservation & Urban Design Officer**  
No objections.

### **Public**

- 4.1 Neighbouring owners and occupiers at 1-11 The Brookmill were consulted by letter. A site notice was displayed. No representations have been received.

## 5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 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 the listed building or its setting or any features of special interest which it possesses.

- 5.2 The application has been assessed against the following policies:

**National Planning Policy Framework (2019)**

**Reading Borough Council Local Plan (2019)**

Policy CC7: Design and the Public Realm

Policy EN1: Protection and Enhancement of the Historic Environment

## 6. APPRAISAL

- (i) **Effect on the historic character of the listed building and the setting of the heritage asset**

- 6.1 Policy EN1 requires that all proposals will preserve and where appropriate enhance the character and appearance of the area in which they are located. The existing windows are non-original and are in various states of poor repair. The proposal seeks to upgrade the windows with double glazed replacements, improving the energy efficiency of the building without compromising the

appearance of the heritage asset. Seven of the windows would be a like-for-like replacement. Two of the windows would be of a slightly different design but are not considered to cause harm to the appearance of the building. The hardwood timber frames would complement the buildings original form.

6.2 The proposals would not cause material harm to the heritage asset or its surrounding and are therefore in accordance with Policy EN1 and CC7 of the Local Plan.

**(iii) Equality**

6.3 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 and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

**7. CONCLUSION**

7.1 The proposed works are considered to be acceptable in the context of national and local planning policy, and other material considerations, as set out in this report. The application is recommended for approval on this basis.

**Plans considered:**

Planning, Heritage, Design and Access Statement

Site Location

Block Plan

Proposed Site Plan

Site Photographs and Proposed Window Specifications (extract below)

As received 26/08/20

Case Officer: Tom Hughes

Figure 7C: Proposed third bedroom window which involves no changes to current dimensions, only the configuration. Casements viewed from inside. Floating mullions will be used in the new configuration.

