

## UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 13<sup>th</sup> November 2019

ITEM NO. 18

Ward: Southcote

App No.: 191396/LBC

Address: Southcote Lodge, Burghfield Road, Reading, RG30 3NE

Proposal: Replacement of existing timber sliding sash windows with new white uPVC double-glazed sliding sash windows within existing window openings in Grade II Listed Building (resubmission of 181469).

Applicant: S Holmes, Housing 21

Date validated: 23 August 2019

8 week target decision date: 18 October 2019

### RECOMMENDATION:

Amend reason for refusal as follows:

1. The proposed changes would result in substantial harm to the special architectural and historic interest of the Listed Building and features of special interest, notably the windows, contrary to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy contained within the NPPF and associated practice guidance and Policies EN1 and CC7, of the Reading Borough Local Plan 2019.

### 1. ADDITIONAL REPRESENTATIONS RECEIVED

1.1 A letter of objection has been received from the Reading Civic Society, the full text of which is as follows:

*“Reading Civic Society notes that the sashes in place probably date from the 1980s. It agrees that they appear to be appropriate replicas and have not had an adverse impact on the look of the building.*

*The sashes in place should also be in reasonably good condition and probably have 100 years life in them if maintained, if not longer. There is no such assurance with PVC which has a relatively short life of 10-20 years and themselves bring issues.*

*We therefore object most strongly to this most inappropriate proposal to replace wooden sash windows with PVC replacements. The look of the building would inevitably be harmed in a major way. As your report suggests no assurance could be taken that carrying out such work would not adversely impact other elements of the building.*

*You have rightly guided the committee that the priority should be to repair / refurbish should any sashes be in a bad way. It is, I suggest, worth emphasising as part of the decision that should any of the individual sashes required to be replaced (should they be beyond practical repair which will ensure them being in good condition for the long term) then LBC is required for this (i.e. a replacement is not a repair!). I raise this as builders appear to have a very limited understanding of when LBC is required and frequently guide building owners incorrectly.*

*We also agree that significant improvements in the efficiency of the working of the windows, and their thermal efficiency, can be achieved by weather strips which have a reasonably long life. In addition Secondary glazing is also possible but major work might be required.*

*So maintain properly, paint regularly and install weather strips and that will not only maintain the look of the building but will probably be significantly cheaper than the proposed PVC horrors.*

*It is difficult to understand this PVC madness. How can we ban PVC window salesmen from going anywhere near listed buildings I wonder?"*

- 1.2 This objection supports the findings in the main report and the recommendation remains as currently published.

## **2. AMENDED RECOMMENDATION**

- 2.1 The Reading Borough Local Plan has been adopted since the main agenda was published and is now the development plan for Reading. The Core Strategy 2008 no longer forms part of the development plan. The recommended reason for refusal has been updated to reflect this.

Case Officer: Steve Vigar