



DELEGATED OFFICER REPORT

Application Number:	173321
Site Address:	Girdlers, Basingstoke Road, Swallowfield, Wokingham, RG7 1PT
Expiry Date:	4 April 2018
Proposal: Application for Listed Building consent for the replacement of 11no existing windows and door with replacement unpainted, solid oak windows and door.	

PLANNING CONSTRAINTS/STATUS
<ul style="list-style-type: none"> • Designated Countryside • Grade II* Listed Building • Thames Basin Heath Special Protection Area – 5 and 7 km • Site of Specific Scientific Interest • Great Crested Newt Consultation Zone

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development limits CC04 – Sustainable Design and construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
LB/2008/0324	Listed building application for the proposed formation of a new access between dining room and kitchen, replacement of timber boards with limestone flooring in kitchen, lobbies and wc.	Approved
160106	Listed building consent for the replacement of 7no. wood and metal framed windows (leaded glass) with new handmade wood and metal windows incorporating original metalwork, leading and glass where possible.	Approved 14/03/2016

CONSULTATION RESPONSES		
WBC	Conservation	No objection subject to conditions

Officer:	
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REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
<p>Site Description:</p> <p>The application building is a late 16th Century dwelling house currently in use as a residence and is situated at the intersection of Basingstoke and Swallowfield Road.</p> <p>Principle of Development:</p> <p>The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.</p> <p>Listed Building Impact:</p> <p>The Council's conservation officer has no objections to the replacement of 11no. windows. The application will replace the windows with identical, bespoke windows. The only differences between the new windows and the existing windows are that the new windows would be made of oak instead of softwood and untreated rather than painted white.</p> <p>The conservation officer has commented the 11 painted softwood windows and door, all of which are likely to date from the mid C 20th, represent a phase in the recent development of this late C 16th house, but do not themselves form an important part of the buildings' significance. Therefore, the conservation officer can support the replacement of these windows and door on the basis that the proposed oak window replacements are single glazed leaded lights set within flush-fitting casements. Conditions are attached to the decision notice requesting sections and elevation details of the proposed replacement door.</p> <p>Conclusion:</p> <p>The proposed replacement windows would not detract from the setting of the Grade II* Listed Building and is considered acceptable.</p>

RECOMMENDATION	
Recommendation:	Approve
Case Officer:	Mandeep Chaggar

Date:	03.04.2018
Earliest date for decision:	13.03.2018

Recommendation agreed by: (Authorised Officer)	K.C
Date:	3.4.18