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Design and Access and Heritage Impact Assessment

Listed Building Consent application for replacement of bathroom window and ground floor double doors

5 Remenham Terrace, Remenham Hill, RG9 3EN

Introduction

1. This statement comprises the Heritage Statement submitted in support of the listed building consent application for the replacement of a bathroom window and ground floor double doors (the proposed 'development') at 5 Remenham Terrace, Remenham Hill, RG9 3EN (the 'site').
2. The application site consists of a three-storey end of terrace property located on the northern side of White Hill, Remenham and forms an end of terrace property.
3. The property is part of a row of five terraces, all of which are Grade II Listed. The terrace was officially recognised in December 1983 with Historic England highlighting the '11 bay sash windows with glazing bars, half glazed entrance doors with half elliptical radiating fanlights. The whole of the ground floor is under a glazed roofed verandah'.
4. To the west of the Listed terrace is the Grade II Listed Remenham Hill House. It was built in the early 19th century and was officially recognised in December 1983.
5. There are changing levels on site with the front of the site sitting considerably higher than the rear. There are steps that lead from the front entrance round the side of the property to the lower ground level.
6. The property has one adjoining neighbour to the west, to the rear is no.24 Aston Lane (The Old Bakery) and to east is the side garden, parking and Aston Lane. Opposite the site on the southern side of White Hill Road is Park Place and Temple Combe National Historic Park and Garden.
7. Although the site is fairly isolated there are bus stops within walking distance on White Hill and Wargrave Road providing services towards Reading, Maidenhead and Henley-on-Thames.
8. In addition, Henley-on-Thames Railway station is within a 25-minute walking distance as are the shops and services within Henley-on-Thames town centre.
9. The elevated position of the property means that it is within Flood Zone 1 and is therefore at the lowest risk of river and surface water flooding.

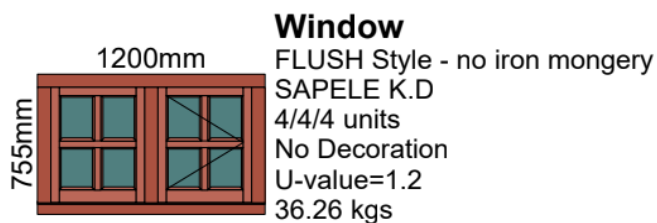


Property as viewed from Aston Lane

10. The site lies within the Metropolitan Green Belt and designated Countryside. The application site is also within the designated Remenham Hill Area of Special Character.
11. The site is not within a Conservation Area and therefore planning permission is not required for the proposed development – only listed building consent.
12. The purpose of this report is to present the local authority with a description of the significance of these designated heritage assets and the effects of the proposals on their significance. In doing so due regard has been given to the requirements of the National Planning Policy Framework (NPPF) and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
13. This statement will demonstrate that the proposed works to the building are respectful and will preserve the special interest of the listed building.
14. Furthermore, the proposals reflect and accord with local planning policy and guidance.

Proposed Development

15. The proposed development comprises the following:
 - Replace existing single-glazed stormproof window (non-original) with timber framed, white double-glazed window



Ironmongery

Hampstead Victorian Locking Wedge Window Fastener - Reversible
Supply & Fit

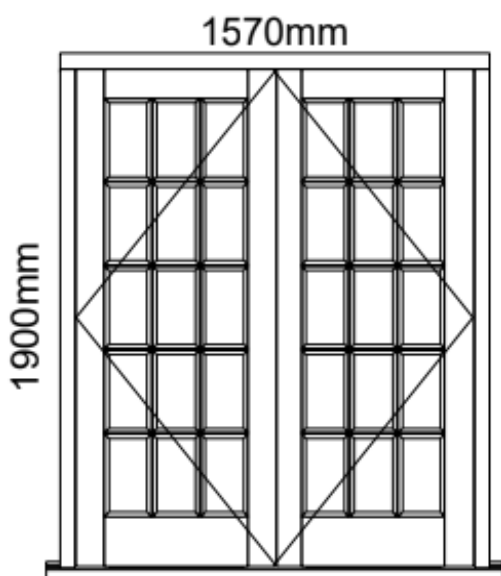


Ironmongery

Hampstead Victorian Casement Window Stay
Supply & Fit

All ironmongery will be Polished Brass

- Replace existing single-glazed double doors (non-original) with timber framed white double-glazed double doors





The existing internal architrave (pictured above) will be retained.

1 x Kuhlen 92mm Multipoint Handle Set Polished Brass with Fixing Kit	
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Ironmongery – Double Doors

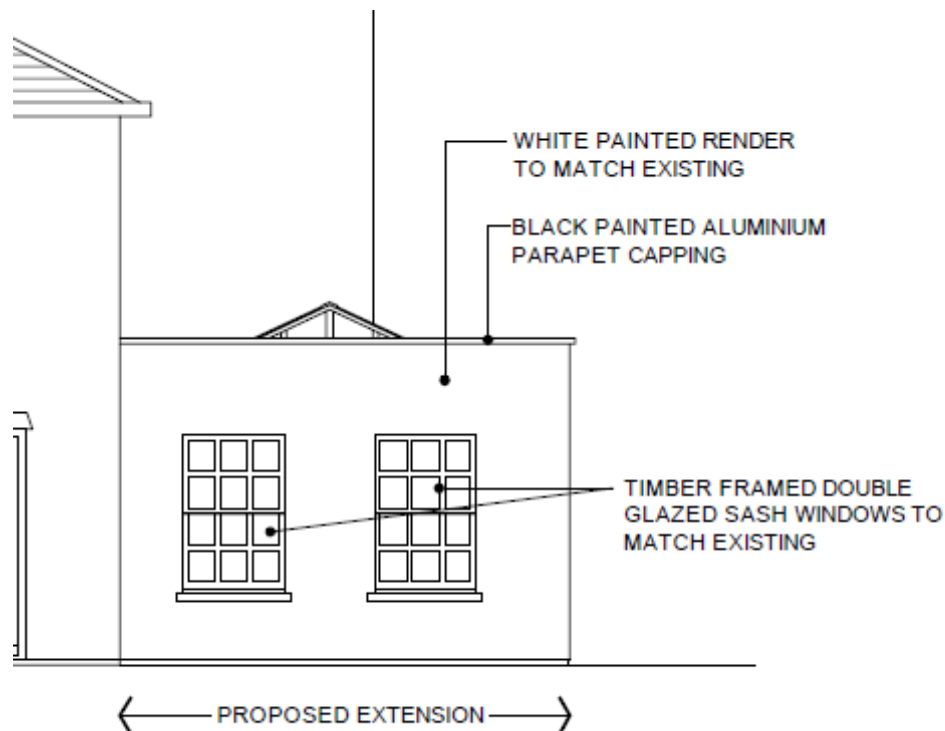
Relevant Planning History

16. Previous planning applications can be important in understanding what might be acceptable on the site now. Any relevant applications are set out below:

Reference	Description	Decision & Date
040456	Proposed erection of railings on existing garden wall and erection of garden shed within curtilage of listed building and (retrospective) retention of fence along south and east side boundaries of the site.	Approved 17/03/2004

040457	Proposed erection of railings on top of existing garden wall plus erection of garden shed, and (retrospective) retention of fence along south and east boundaries of the site.	Approved 17/03/2004
041995	Proposed two storey side extension to dwelling.	Approved 12/10/2004
042044	Proposed two storey side extension to listed building (Listed Building Consent).	Approved 12/10/2004
121701	Application for advertisement consent for the erection of a small timber pub sign on the fence of a local resident.	Approved 06/07/2012
142927	Listed building consent for internal alterations to remove part of internal wall.	Approved 21/07/2014

17. As stated in the listing description the house dates from the early 19th century. However, the exact date of construction is unknown.
18. In addition, planning and listed building consent was granted for 'Householder application for a proposed single storey rear extension' in November 2024 (Ref: 242351 and 242352).
19. The proposed windows will match those within the approved extension, as shown below:



Legislation and Policy Framework

20. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act places a duty on the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which it possesses. Section 72 of the Act places a similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
21. As the proposed development does not require planning permission, this Assessment relates only to the impact on the listed building.

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) (2024) constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
23. Paragraph 202 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
24. Paragraph 207 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
25. Paragraph 208 requires LPAs to identify and assess "the particular significance of any heritage asset". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.
26. Paragraph 210 requires that in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

27. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
28. Paragraph 214 confirms that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
29. Paragraph 215 confirms that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
30. Harm is identified by Historic England as change which erodes an asset's significance.
31. The Courts¹ have determined that there are only three gradations of harm in heritage terms:
- "34. In my judgment the three categories of harm recognised in the NPPF are clear. There is substantial harm, less than substantial harm and no harm. There are no other grades or categories of harm, and it is inevitable that each of the categories of substantial harm, and less than substantial harm will cover a broad range of harm ..."*
32. The Court went on to say that even limited or negligible harm was enough to fall within the bracket of 'less than substantial harm':
- "34.... It will be a matter of planning judgement as to the point at which a particular degree of harm moves from substantial to less than substantial, but it is equally the case that there will be a number of types of harm that will fall into less than substantial, including harm which might otherwise be described as very much less than substantial. There is no intermediate bracket at the bottom end of the less than substantial category of harm for something which is limited, or even negligible, but nevertheless has a harmful impact. The fact that the harm*

¹ R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin).

may be limited or negligible will plainly go to the weight to be given to it as recognised in Paragraph 193 NPPF. However, in my judgment, minimal harm must fall to be considered within the category of less than substantial harm.”

33. In the case of *Bedford BC v SSCLG* [2013] EWHC 2847 (Admin) the meaning of ‘substantial harm’ was clarified as harm so severe as to practically to remove the rationale for designation. The critical paragraph in this judgement is 25 which states that ‘*One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*’.

National Planning Practice Guidance

34. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. Where a less than substantial harm is found it is for the local authority to weigh that harm against the public benefits of the proposal.
35. Paragraph 020 of the NPPG recognises that public benefits include heritage benefits, such as:
- i. Sustaining or enhancing the significance of the heritage assets and the contribution of their setting;
 - ii. Reducing or removing risks to the heritage assets; i
 - iii. Securing the optimum use of the heritage assets in support of their long-term conservation.

Development Plan

36. Local Plan Policy TB24 states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
- a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
 - b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk. 3.
37. The policy also states that proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.
38. The above policy follows the guidance as set out in the National Planning Policy Framework in relation to heritage assets.

Historic Environment Record

Historic England Listing Description

39. The official listing entry states:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118188

Date first listed: 23-Dec-1983

List Entry Name: REMENHAM HILL TERRACE

Statutory Address: REMENHAM HILL TERRACE, 1-5, RENENHAM HILL

District: Wokingham (Unitary Authority)

Parish: Remenham

National Grid Reference: SU 78241 82802

REMENHAM REMENHAM HILL SU 78 SE (north side) 1/14 Nos 1-5 (odd) (Remenham Hill Terrace) II Terrace of 5 houses. Early C19 painted stucco, hipped slate roof. 2 storeys. Road front: 11 bays sash windows with glazing bars, half glazed entrance doors with half elliptical radiating fanlights. The whole of the ground floor is under a glazed roofed verandah.

Listing NGR: SU7824182802

Assessment of Significance

40. The listing description confirms that the property is part of a terrace of 5 houses and in this regard, there is a group value.
41. The listing description only refers to the frontage of the building and refers to a 2 storey building (although the building is three storeys to the rear).
42. From the listing description it is clear that the features of most significance are:
- painted stucco
 - hipped slate roof.
 - sash windows with glazing bars,
 - half glazed entrance doors with half elliptical radiating fanlights.
 - glazed roofed verandah

43. These frontage features are all shown below:



44. The listing description makes no reference to the three-storey rear of the property. However, it is clear that this has the same features as the frontage with stucco and sash windows with glazing bars, as shown below:



45. The terrace generally maintains the same appearance. Although some of the dwellings have rear extensions / projections.
46. The application property has a side extension which dates from 2004, as shown below:



47. This modern extension has been integrated into the appearance of the host dwelling.

Assessment of Harm

48. Harm is generally accepted as:

“Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.”²

49. National Planning Practice Guidance³ advises that:

“• Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.

² p71, Conservation Principles, English Heritage, 2008

³ Paragraph: 018 Reference ID: 18a-018-20190723

For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

• While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."

50. For the purposes of assessing the likely impact of the proposed development on the heritage asset, the following criteria are used:

- NEGLIGIBLE: the proposed changes will have a very minor impact upon on the heritage asset or very minor impact on the overall character of the surrounding context.
- MINOR: the proposed changes may cause minimal impact to the building or overall character of a heritage asset, but will not cause an overall change to the building or views around it.
- MODERATE: the proposed changes will alter the setting or overall character of the heritage asset. There may be an impact in key views and change (e.g. the creation of coherency) to the visual aesthetic of the building.
- SUBSTANTIAL: the proposed changes will seriously alter the overall setting and character of heritage assets.

51. The impact of proposals can also be NEUTRAL, BENEFICIAL OR ADVERSE.

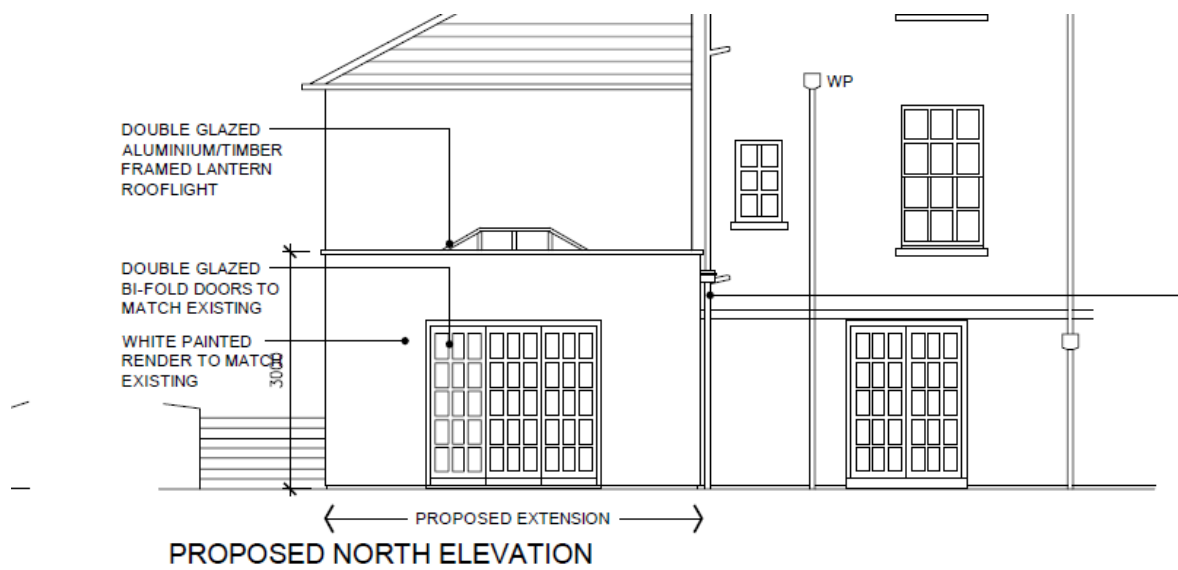
52. The proposed works only involve the replacement of a window and double doors.

53. In this regard the Planning Officer's Delegated Report for the 2024 extension stated that '*similarly, the windows proposed would be timber framed double glazed sash windows to match the host dwelling*'.

54. In this regard the proposed windows and doors will match the double-glazed sash windows which were deemed acceptable on the approved extension.

55. The double doors are not an original feature of the listed dwelling and therefore the replacement will not result in the loss of any original features.

56. In addition, as the doors will match those as approved on the rear extension (as shown below) there will be no harm to the appearance of the building which will be maintained.



Approved Doors on Extension

57. The existing doors are in a poor state of repair, as shown below:



58. As stated above, these doors are not original and are sited to the rear of the property and not visible from any public viewpoints.
59. In this regard, the replacement with doors to match the approved extension will lead to a small improvement to the appearance of the building and therefore a **minor and beneficial** impact on the heritage asset.
60. In relation to the bathroom window, this is also in a poor state of repair as shown below:





61. In this regard, it is also noted that the existing casement window is not original although its date of installation is unknown.
62. Nevertheless, it sits above a 2004 extension so may date from this time. In this regard, the side elevation consists of mainly 21st century features and the bathroom window clearly has less significance than the sliding sash windows on other elevations.
63. The replacement of the window will be double glazed, but this will have little impact on its appearance and in this regard the replacement window will have a **minor and neutral** impact on the significance of the listed building.

Conclusion

64. In overall terms, the impact of the proposed internal works on the significance of the listed building may be assessed as **Slight**, based on a cross-referencing of the significance of the house, assessed as being of High importance as forming part of an important Grade II Listed terrace.
65. Cross-referenced against the magnitude of impact, the proposed development is assessed as **Negligible to Minor**.
66. The proposed works will not alter the overall plan form or external appearance of the building, and no fixtures or fittings of note will be removed.