

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: 221420/LBC

Address: Albion Terrace (AKA Albion Place), Reading, RG1 5BG

Proposals: Listed Building Consent for proposed internal renovation

Case Officer: David Brett

Applicant: Harris Associates

Date received (valid from): 28 October 2022

Target Decision date: 07 February 2023

(extension of time agreed from 23 December 2022)

1. SITE DESCRIPTION

The proposal site is a Grade II* listed building (list entry number 1113506) located at Albion Terrace, Reading. The listing describes “ALBION PLACE, 45-65, LONDON ROAD” as:

“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.”

Site visit date: 03/11/2022

Site visit photos:

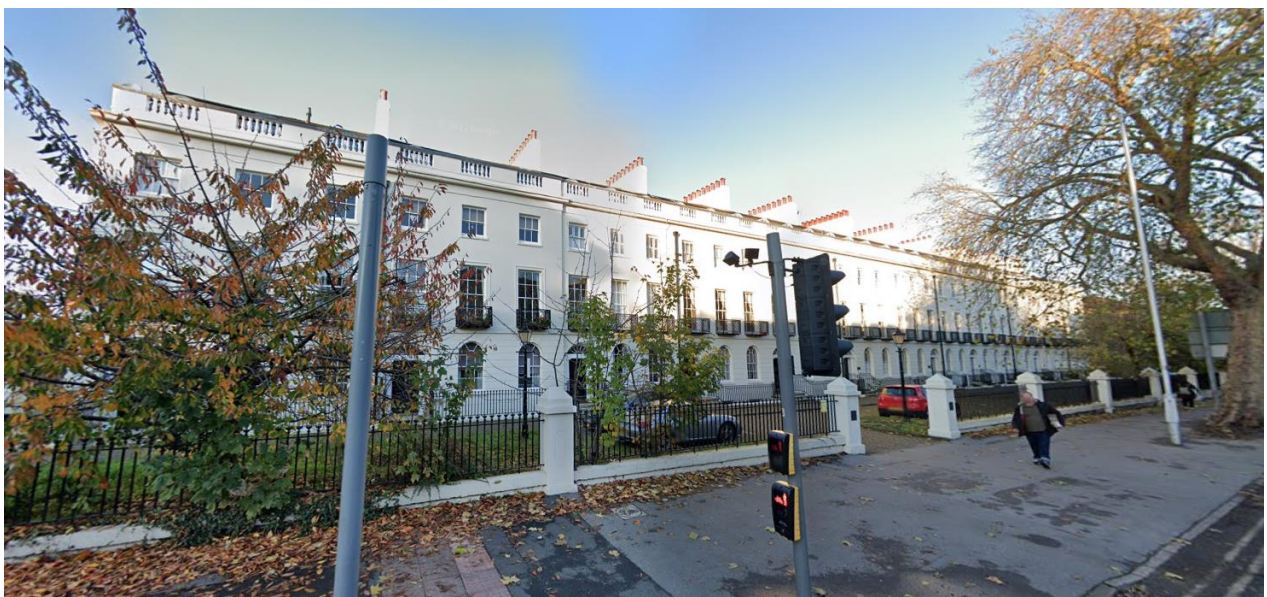


Fig 1. Albion Terrace, London Road, Reading. Image captured in November 2022. Image retrieved from Google Maps on 23/01/2023

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent for proposed internal renovation. This consists of the refurbishment and redecoration of common parts to Albion Terrace. Fire safety improvements are also proposed, which consist of:

- The installation of an intumescent letter-box unit within the retained existing timber main entrance door.
- The installation of a new fire-rated opening to riser cupboards on all levels to each block.
- The installation of fire-safety signage throughout the property, which comprises:
 - o Fire Alarm Zone Charts
 - o Manual Call Point Signage
 - o Emergency Exit Signs
- The supply and installation of new entrance fire-doors to each leaseholder apartment.

Structural repairs are proposed to stabilise the 2no. timber cantilevered staircases which have dropped

Plans considered:

- Design, Access and Heritage Statement prepared by Harris Associates - HA10030 (dated 15/09/22)

Received on 22/09/2022

- Location Plan

Received on 28/10/2022

- Schedule of Proposed Internal Finishes - HA10030/V01/09/09/22

Received on 24/01/2023

3. RELEVANT PLANNING HISTORY

151583/LBC - Erection of replacement staircase at eastern end of Albion Terrace. - Application Permitted on 30/10/2015

162085/FUL - Refurbishments of the external elements of Albion Terrace including demolishing the disused toilet block and replacing it with a steel framed walkway. - Application Permitted on 18/05/2017

162086/LBC - Refurbishments of the external elements of Albion Terrace. To include Decorating and repairing the external walls. Replacing sections of the roof. Repairing and rebuilding the chimneys. Repairing and replacing rotted windows and sections thereof. Demolishing the disused toilet block and replacing it with a steel framed walkway. - Application Permitted on 18/05/2017

200525/LBC - Various internal reinstatement works - Application Permitted on 12/06/2020

4. CONSULTATIONS

The following addresses were consulted by letter.

Reading Conservation Area Advisory Committee - No response received.

Historic England - Response received on 12/01/2023

- No comment to make on application.

Letters of representation have been received as follows:

Oaklands Farm, East Tytherley, Salisbury, Wiltshire SP5 1LJ

- Concerns that the works proposed will not be carried out to an appropriate standard.
- Concerns of loss to the historic fabric of the heritage asset.

The site notice was displayed from Thursday 3rd November 2022, expiring on Thursday 24th November 2022. A press notice was published on Thursday 10th November 2022, expiring on Thursday 1st December 2022. No responses have been received.

Equality Act 2010:

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

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 a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

SPG/SPD

Kendrick Conservation Area Appraisal (2005)

6. APPRAISAL

Protection and Enhancement of the Historic Environment

In accordance with policy EN1 of the Reading Borough Local Plan, all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits. In addition, applications affecting Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.

In accordance with Policy EN3 of the Reading Borough Local Plan, development proposed within a Conservation Area will; “make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.”

As per section 16 of the NPPF (2021) proposals affecting heritage assets such as Grade II Listed Buildings, Local Planning Authorities will assess the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset’s conservation and any aspect of the proposal. The principle of replacing and windows and doors to a Grade II Listed Building is acceptable providing development complies with the Policies outlined in the Reading Borough Local Plan and NPPF.

The development proposed concerns internal renovations and fire safety improvements to the building. A schedule of internal finishes has been submitted, which demonstrates the materials that will be used in the replacement of materials, as well as safety improvements such as stair nosing. The proposed internal alterations are considered minor in scale and are largely considered maintenance of existing fittings and fixtures. Material details of the proposed replacement fire doors to the entrances to the flats have not been provided, however, the agent has stated that fire doors will visually match the existing as close as possible. The agent has also clarified that the main entrance doors to the blocks are to be retained, with the only alteration being the replacement of the letter boxes with intumescent letter box units, which would not be readily visible from the outside of the building.

The proposed erection of fire-safety signage is considered a necessity and unlikely to be detrimental to the character and appearance of the heritage asset. As per the Design, Access and Heritage Statement provided, the signage is to be housed within aged brass enclosures in order to match and better integrate with the internal finishes of the building.

The development is therefore considered in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan. Conditions have been recommended to any approval decision to ensure that the work is carried out in accordance with the approved details, and that all materials shall be appropriate to the age and character of the heritage asset.

7. CONCLUSION

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Listed Building Consent can be granted.

8. RECOMMENDATION

Recommended Conditions:

LB1: Time Limit Listed Building (Works)

The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

LB2: Listed Building (Works Specification)

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- Design, Access and Heritage Statement prepared by Harris Associates - HA10030 (dated 15/09/22)

Received on 22/09/2022

- Location Plan

Received on 28/10/2022

- Schedule of Proposed Internal Finishes - HA10030/V01/09/09/22

Received on 24/01/2023

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

MLB: Listed Building Materials (To Match)

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Workmanlike Manner

The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning authority.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Recommended Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the statutory timescales for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

Listed Building Consent

For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.