

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: 230420/LBC

Address: 26 Yew Lane, Reading, RG1 6DA

Proposals: Retrospective listed building consent for internal alterations to change the location of the pre-existing kitchen and creation of a separate smaller room and shower room in the kitchen location.

Case Officer: Beatrice Malama

Applicant: Ms Jenny Dean

Date received (valid from): 2 May 2023 **Agreed Decision date:** 17 July 2023

Site visit date: 17 July 2023

1. SITE DESCRIPTION

Yew Lane is a residential street comprising of mainly two storey properties and a number of listed buildings. The application site is a dwelling house which is a grade II listed building located south of Rose Cottage (grade II Listed building) and north of Holy Brook.

Listing details:

WENSLEY ROAD 1. 5128 Building to south of Rose Cottage SU 77 SW 17/602 II GV 2. Mid-C18 altered. 1½ storeys red brick with occasional blue bricks. Offset eaves courses. Half hipped old tile roof with louvred opening in north gable. Central door and 2 flanking later openings to west. Included for group value.

Listing NGR: SU7059471982

2. PROPOSAL AND SUPPORTING INFORMATION

Retrospective listed building consent for internal alterations to change the location of the pre-existing kitchen and creation of a separate smaller room and shower room in the kitchen location.

Plans considered:

Willow Tree Cottage, 26 Yew Lane, Reading, RG1 6DA – Ground Floor Plan as existing dated April 2023

Willow Tree Cottage Site Plan dated 21 February 2020

Received by the Local Planning Authority on 2nd May 2023

Heritage Impact Assessment for 26 Yew Lane, Coley Park, Reading, RG1 6DA, dated March 2023
Location Plan

Unscaled existing Floor Plans

Received by the Local Planning Authority on 3rd April 2023

3. RELEVANT PLANNING HISTORY

200287/LBC - The proposed works are to replace the property's main front (west) door and the back (south) door leading into its private walled garden. The replacement aims to be a like for like replacement of the wooden doors with glass panes keeping the same colour scheme – permitted on 11/ 9/2020

101131/PRE - Pre-application advice for proposed retrospective internal works to listed building – declined to determine

940804/LBC - Formation of door/window in existing garage wall, dry lining of interior of garage and laying out hardstanding in front of garage - permitted on 13/12/1994

4. CONSULTATIONS

RBC Conservation and Urban Design Officer – No comment received

RBC Enforcement – no enforcement records for this site

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.

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN1 Protection and Enhancement of the Historic Environment

6. APPRAISAL

Impact on the heritage Asset

The site is part of the Coley Farm Homestead Orchard Yards. The farm was converted to housing late 1980s/early 1990s.

The application is for a retrospective Listed Building Consent for internal alterations to the Listed Building to change the location of the pre-existing kitchen and creation of a separate smaller room and shower room in the kitchen location. The works are believed to have taken place between 1994 and 2004 however there appears to be little or no architectural details about the original kitchen. No other works to the Listed Building have been included as part of this retrospective listed building consent application and therefore the works are assessed in terms of impact on the fabric of a listed building.

Heritage

A site visit was undertaken on 17 July 2023 however it was difficult to establish with certainty the original architectural details within and around the pre-existing kitchen nevertheless original wooden lintels have been retained.

Given the limited nature of the works undertaken, it is considered unlikely that significant architectural details on this part of the building would have been lost in the process. The house was originally a farm building which (together with other buildings on the farm) was later converted to housing and this would have resulted in the loss of some of the original features of the building, particularly its open plan form – the alterations to the already sub-divided space have not resulted in additional harm. Overall, the works as undertaken are not considered harmful to the original fabric of the Listed Building.

In light of the above, it is considered that the works as implemented do not have detrimental impact on the setting or character of the listed building, the proposal therefore complies with the requirements of Section 66 and 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 and the statutory duties of the Council in this regard have been discharged.

7. CONCLUSION

The works to the listed property have been assessed and found to be acceptable as they comply with the identified policies and guidelines and therefore Listed Building Consent can be granted.

8. RECOMMENDATION

Recommended Conditions:
Approved plans & documents

Informatives
Terms