

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 231128/FUL & 231129/LBC

Address: Museum of English Rural Life and The Dairy, University of Reading London Road Campus, Redlands Road, Reading RG1 5EX

Proposals: Installation of new condensing unit to roof. Relocation of parking spaces to allow 4no. new charging points. Signage to be erected around the buildings in relation to parking charges.

Case Officer: Marcie Rejwerska

Date received (valid from): 9 August 2023 **Target Decision date:** 20 October 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises the Grade II listed Museum of English Rural Life (MERL) on Redlands Road, and The Dairy (Building 17/LO14) of the University of Reading London Road Campus, which is a building of townscape merit. The buildings are both located next to each other on Redlands Road with an access road (Acacia Road) in between which contains private parking.

The listing for the MERL property reads as follows:

REDLANDS ROAD 1. 5128 (West Side) St Andrew's Hall SU 7272 9/162A II 2. Formerly East Thorpe. 1880. Designed by Alfred Waterhouse as a house for Alfred Palmer. 2 and 3 storeys red brick with gables. Tiled roof. Careful detailing. Terracotta window details. Sash windows with segmental heads. Entrance front has single storey porch of Gothic inspiration. 2 gables and a mullion and transom window behind. To right is a gable and a 2 storey canted bay window. To left is a 3 storeyed block with octagonal turret. Stable court with 2 storey lodge attached. Interior altered but retains spacious stair hall to north with original fireplace and dado and 1st floor landing, doors retain Waterhouse furniture and 3 windows and 1 door have Waterhouse grisaille glass. Entrance lobby to north also retain Waterhouse details and glass.

The site is also within the Redlands Road Conservation Area.



Location of the application site. Red star to indicate location of proposed condensing unit at The Dairy. Green star to indicate the proposed location of EV charging. Image taken from Google Maps on 10/10/2023.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of new condensing unit to roof at The Dairy.

Planning permission and listed building consent is also sought for the relocation of parking spaces to allow 4 new charging points. Signage is also proposed to be erected around the buildings in relation to parking charges.

Plans considered:

- PP-12354846 Design and Access Statement, dated 8 August 2023, received 9 August 2023
- Heritage Impact Statement Rev. A, dated 7 July 2023, received 9 August 2023
- PP-12354846v1 Location Plan, dated 9 August 2023, received 9 August 2023
- 001 Ground Floor Existing, dated 20 July 2023, received 9 August 2023
- 002 Elevations Existing, dated 20 July 2023, received 9 August 2023
- P2e/uk/985851/1328604 Block Plan, dated 7 August 2023, received 9 August 2023
- 001 Proposed Car Parking Layout, dated 2 October 2023, received 4 October 2023
- L014-XXXXXXX-TBA-00-DR-M-6540-70001 T2 Proposed Mechanical Services, dated 27 July 2023, received 9 August 2023
- 2000007259 Schedule of Works - Electric Chargers, received 18 October 2023
- MG-CDM-FM-027 Rev 02 Post Construction Information for Electrical Chargers, dated October 2023, received 18 October 2023
- Noise Impact Assessment Rev A, Couch Perry Wilkes, dated July 2023, received 9 August 2023

3. RELEVANT PLANNING HISTORY

Museum of English Rural Life

- 091914 - Installation of disabled refuge communication equipment; works to upgrade doors to fire doors; fire stopping to existing and new service penetrations through some fire compartment walls; adaptations to non-illuminated fire exit signage and replacing one recessed down lighter for an emergency version. - Listed building consent granted
- 131591 - Extensions to existing gallery space - Application permitted
- 131592 - Extensions to existing gallery space - Listed building consent granted
- 141835 - The installation of a small kitchenette in the former St Andrews Hall at the University of Reading's Museum of English Rural Life and the remodelling of one external door on the rear elevation to form a 'Dutch' door. - Listed building consent granted
- 141905 - Application for approval of details reserved by conditions 3 (Materials) and 5 (Cycle Storage) of 131591. - Conditions discharged
- 141974 - Non-Material change to planning permission 131591 for:
 - Replacement of spiral staircase with single flight stair
 - Replacement of window to end wall of extension 2 with brickwork façade
 - Minor adjustment to size and location of new double door to workshop
 - Adjustment to size and location of new double door into extensionNMA agreed
- 161142 - 4 no. pole-mounted banners and 5 no. unlit panel signs to provide location and information about the Museum. - Advertisement consent granted

- 161388 - Fixing of informational signage on the building face - Listed building consent granted
- 190139 - Installation of 84 solar panels to roof - Application permitted
- 190140 - Installation of 84 solar panels to roof - Listed building consent granted
- 191498 - Installation of new secondary glazing to room G.22, new access controls within the main staff entrance and the extension of the existing intruder alarm equipment in 'The Lodge' and associated works. - Listed building consent granted

The Dairy/LO14

- 111714 - Rebuild corner section of boundary wall to reduced height with new brick piers, railings and entrance gate. - Application permitted
- 091538 - Replacement external doors with new windows - Application permitted
- 091621 - Installation of external air handling equipment and erection of 1.8m high wooden screen - Application permitted
- 081188 - Change of use from University office space to private hire booking office - Application permitted
- 061227 - Reconstruction of existing wall demolished for safety reasons, wall to be rebuilt to reduced height with new brick piers and railings and new gates installed
- 061226 - Reconstruction of existing wall demolished for safety reasons, wall to be rebuilt to reduced height with new brick piers and railings and new gates installed
- 060928 - Two non-illuminated way-finding signs (one on corner of London Road/Redlands Road and the second on the corner of Redlands Road/Acacia Road)

4. CONSULTATIONS

Non-statutory:

RBC Transport Development - No objections subject to conditions.

RBC Environmental Protection - No objections subject to conditions.

RCAAC - No response.

Public:

The following addresses were consulted by letter for both applications.

Royal Berkshire Hospital, London Road, Reading, RG1 5AN
8 Redlands Road, Reading, RG1 5EX
Martindale Court, Redlands Road, Reading, RG1 5EX

No letters of representation received. Site notices were displayed around the site by the applicant.

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 and Guidance

National Planning Policy Framework

National Planning Practice Guidance

BS7913:2013 Guide to the Conservation of Historic Buildings

Conservation Principles Policies and Guidance (2008)

The Setting of Heritage Assets GPA3 (2017)

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN17: NOISE GENERATING EQUIPMENT

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Revised Parking Standards and Design (2011)

Other Local Documents

Redlands Conservation Area Appraisal (2008)

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.

APPRAISAL

Design, character and heritage implications

The proposed condensing unit is proposed to be situated on a flat roof where it will not be visible from Redlands Road, but will likely be seen from Acacia Road. The positioning appears reasonably located and unlikely to harm the character of the host property. The unit is also located within the setting of the listed MERL property, and is, therefore, also assessed on the basis of impact on the heritage asset. The proposed unit is adequately set away from the building and is unlikely to pose a risk of harm to the character of the listed building. Overall, the proposed condensing unit is considered acceptable in terms of design and impact on the conservation area.

The proposed reconfiguration of the car park on Acacia Road to accommodate the installation of EV charging is considered a modest development. The applicant has followed the advice of RBC's Conservation Officer and routed the electrical supply to the charging points within the existing building to minimise disruption to the listed boundary walls at the site. The schedule of works submitted is considered acceptable in terms of impact on the heritage asset. The

proposal is not considered to detract from the historical and aesthetic value of the property. Overall, the proposal is considered acceptable.

Noise Pollution

Policy EN17 states that “Where noise generating equipment is proposed, the noise source specific⁶¹ level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.”

The submitted noise assessment demonstrates that the condensing unit is policy compliant in terms of noise and therefore there are no concerns with regards to noise pollution arising from the proposed unit.

Conclusion

The proposal has been assessed against the policies as outlined, and is considered acceptable.

RECOMMENDATION

GRANT PLANNING PERMISSION AND LISTED BUILDING CONSENT

Subject to the following conditions:

231128/FUL

1. Time Limit (Standard)
2. Approved Plans
3. Materials (As Specified)
4. Noise Levels of Plant/Equipment Restricted

231129/LBC

1. Time Limit Listed Building (Works)
2. Listed Building (Works Specification)
3. Listed Building Materials (As Specified)