

DELEGATED PLANNING APPLICATION REPORT

Ward: Emmer Green

App Ref: 221862/LBC

Address: Osbert House, Notley Place, Reading, RG4 8PW

Proposals: Maintenance work to boundary wall of listed building in conversation area

Case Officer: Marcie Rejwerska

Date received (valid from): 15 December 2022 Target Decision date: 17 March 2023 (ext.)

1. SITE DESCRIPTION

The application site relates to the boundary wall outside of Osbert House on Notley Place in Emmer Green. Osbert House is a Grade II listed property. The listing for the building is as follows:

“Early C19. Large 3 storey painted stucco villa, altered, with unusual 2 storey portico and verandah to south. Coupled Doric columns with entablature and low balustrade over. 1st floor verandah has slender coupled columns. Moulded cornice below 2nd floor, window cills with upright cresting along eaves. Smaller cornice and blocking course over 2nd floor and hipped slate roof. 3 windows on 2nd floor with either drip moulds or architraves, broken by shutters. 6-light transomed windows to ground and 1st floors. C20 8 panel doors in centre in plain raised surround. Later C19 extension to right - a 2 storey angled bay - and a further modern 3 storey brick extension to right. Interior arranged circa 1920s with oak panelling and dividing balustered staircase. The house is approached by a short avenue of lime trees from Peppard Road.”

The area covered by the application includes the brick wall starting at Osbert House extending south around the properties on Notley Place, curving around to Peppard Road. The brick wall separates the properties on Notley Place and Surley Road.

The application site is located in the Surley Row conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for maintenance and repair works to the boundary brick walls. This includes replacement of badly spalled bricks, rebuilding in part, crack stitching, and repointing. Weep holes are to be provided as part of the repair works to prevent build-up of water behind the wall.

The proposal also includes removal of self-seeded trees and stumps behind the wall.

Plans considered:

C3767 Heritage Statement, received 22 December 2022

MAP-C3767-001 Rev. 0, Location plan, dated 14 December 2022, received 15 December 2022

MAP/C3767/SK01, Photos and schedule (1), dated 8 July 2022, received 13 December 2022

MAP/C3767/SK02, Photos and schedule (2), 8 July 2022, received 13 December 2022

3. RELEVANT PLANNING HISTORY

- 151846 - Repairs to brick walls (corner of Surley Row / Peppard Road & at Notley Place), including the installation of helibars. - Application permitted on 20/1/2016
- 152118 - Repairs to areas of rot on first floor timber balcony - Application permitted on 21/1/2016
- 200972 - Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows in an existing first floor bay window, with double glazed steel framed windows. - Application permitted on 3/9/2020
- 201058 - Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows, in an existing bay window, with double glazed steel framed windows - Application permitted on 13/10/2020
- 210775 - Listed Building Consent for Render repairs / external redecoration - Application permitted on 26/8/2021
- 210919 - Render repairs / external redecoration - Application permitted on 26/8/2021

4. CONSULTATIONS

Internal consultations:

Trees - Arboricultural information required.

Transport - CMS required.

Officer note: the above information is to be provided as part of the full application.

External consultations:

The following addresses were consulted by letter.

6 Sheep Walk, Emmer Green, Reading, RG4 8NE
 Flat 1, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW
 3 Notley Place, Emmer Green, Reading, RG4 8PW
 2 Notley Place, Emmer Green, Reading, RG4 8PW
 Flat 6, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW
 Flat 2, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW
 Flat 3, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW
 Flat 5, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW
 Flat 4, Osbert House, Notley Place, Emmer Green, Reading, RG4 8PW
 Hill House, Surley Row, Emmer Green, Reading, RG4 8ND

Letters of representation have been received as follows:

1 comment received citing support for the works and concern for access through Surley Row while the work is underway.

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 and Guidance

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

Other Local Documents

Relevant Conservation Area Appraisal

Equality Act 2010:

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APPRAISAL

The proposed works are considered necessary to improve the existing brick boundary wall and extend its life, therefore improving the outlook of the Grade II listed Osbert House. The methods of the works are considered appropriate. Matching bricks should be used where bricks need replacement.

The proposal is therefore considered acceptable. The applicant should note that full planning permission will also be required for the works as rebuilding and maintenance work to boundary walls within the curtilage of a listed building does not fall under permitted development.

Conclusion

The proposed works have been assessed and the proposed works are considered to be in accordance with the above relevant policies.

RECOMMENDATION

GRANT LBC

Subject to the following conditions: