

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: 230461/LBC

Address: 30 The Mount, Reading, RG1 5HL

Proposals: Retrospective application for the replacement of a UPVC drain pipe with a copper drain pipe painted black (amended)

Case Officer: Beatrice Malama

Applicant: Mr Martin Townsend

Date received (valid from): 24 April 2023 **Agreed Decision date:** 23 June 2023

1. SITE DESCRIPTION

The application site is a two storey mid terraced house located on a terrace of 8 listed properties within the Mount Conservation area. The listing is as below:

CHRISTCHURCH ROAD 1. 5128 (North Side) The Mount Nos 6 and 24 to 36 (even) SU 7272 9/433 II GV 2. Circa 1876. A 2 storey terrace for the clerks at Huntley and Palmer's Biscuit Factory with foremen's end terrace houses. Gault brick with white brick bands and chevron-moulded 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 principal chimney stacks with cogged capping. Marginally glazed sash windows with bracket cills and cast iron flower basket guards. The end houses Nos 6 and 24 have 2 storey bays capped by gables with moulded coping, these windows have stop moulded lintels. Entered from side which has 3 window elevation with projecting central doors with rectangular overlight. Nos 26 to 36 (even) have 2 windows each, ground floor windows with white and yellow brick flat arches. Paired doorways with bracketed arch entrance and joint gable over. Railings and standards retained, except for No 6. 2 storey rear extensions, attic windows to rear of Nos 6 and 24. Internal features (ceiling rosettes, mahogany rail to stairs which have curly bottom and plasterwork features) are retained in No 6 and several of the other houses.

2. PROPOSAL AND SUPPORTING INFORMATION

A retrospective Listed Building Consent application for the replacement of a UPVC drain pipe with a black-painted copper drainpipe has been received.



Figure 1: Drainpipe as installed (photo received 11 April)

Plans considered

TQRQM23090163455791 – Location Plan dated 31 March 2023, received on 11 April 2023

Photo of installed drain pipe received on 11 April 2023

Planning Statement received on 11 April 2023

Drawing No: 1.0 Rev 1.0 – completed drainpipe dated 23 April 2023, received on 24 April 2023

Heritage Statement ref: 230461/LBC/PP12063017 dated 23 April 2023, received on 24 April 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Internal Consultation

Conservation and Urban Design Officer – No objection subject to painting the drain pipe black

Enforcement – No objection subject to painting the drain pipe black

CAAC – No comment received

The following addresses were consulted by letter.

28 The Mount, Reading, Berkshire, RG1 5HL

32 The Mount, Reading, RG1 5HL

An objection was received as follows;

- Permitting the application would set a precedence to replace original features with cheap alternatives and making changes to the original features of the house.
- A hopper being erected looks ugly.

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

The Mount Conservation Area Appraisal

6. APPRAISAL

The application is for a retrospective Listed Building Consent for the replaced uPVC drain pipe. The replacement is a copper drainpipe painted in black with an additional take off at base. No other works to the building are proposed as part of this listed building consent application and therefore the works are assessed in terms of impact on the fabric of a listed building and its setting.

Heritage

The building is a two storey Grade II Listed building. The maintenance works have already been implemented and involved a replacement of the black uPVC drainpipe in the front elevation of the house with a copper drainpipe painted in black to match the colour of the previous pipe and those on the neighbouring buildings. The works also incorporated an additional take-off at the base of the drainpipe to allow water to irrigate the front garden. No other part of the building is affected and thus there is no harm to the external appearance of the building itself and the surrounding properties.

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 and conservation area within which it is located, and 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

Application Permitted

Recommended Conditions:

Approved plans & documents

Informatives

Terms