

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 230281/LBC

Address: Station Approach, Reading

Proposals: Internal fit out work to transform the existing Pumpkin Retail unit to a new Cafe Local brand retail unit together with new signage. The works are to be contained within the existing retail area demise and the existing Platform 7 elevation is to be retained with new signage that will match the size and position of the existing.

Case Officer: Marcie Rejwerska

Date received (valid from): 30 March 2023 **Target Decision date:** 25 May 2023

1. SITE DESCRIPTION

The application site comprises a commercial unit within the original Reading train station building, facing onto Platform 7. The current use of the site is a café. The main train station building is a Grade II listed building; the listing reads as follows,

“STATION HILL 1. 5128 Main building of Reading General Station SU 7173 NE 1/363 SU 7173 12/363 21.1.76. II 2. 1865-67, architect Mr Lane (Chief Engineer of the GWR Co). Enlargement and remodelling of I K Brunel's original station of circa 1840. Italianate details. 2 storey symmetrical main building of buff brick from Coalbrookdale with Bath stone dressings, rusticated quoins. 10 bays wide, slight break to centre 4. Frieze, moulded cornice and blocking course, the projecting centre having console brackets to the cornice and the blocking course raised as solid pediment. The ground floor of the centre break has guilloche frieze and panelled pilasters with wreath caps flanking the windows and doorways. Cornices on console brackets over 1st floor windows, with triangular and segmental pediments over those in centre break. Canopy across ground floor. Hipped slate roof, chimneys removed. Pleasant central cupola, which has round headed lights and bracket eaves to pyramidal roof with finial. Canopy extends over ground floor extensions on both sides, about 12 bays to left and 7 to right.”

The interior of the commercial unit is not considered historically significant.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for internal fit out work for a change in tenant of the commercial unit, to be maintained as café use. The internal works include new counters, floor and ceiling finishes and decorations. Replacement signage is proposed at the front elevation in the same location as the existing. There is no other change proposed externally.

Plans considered:

Design and Access Statement, dated February 2023, received 7 March 2023

1061/05/LOC/01 Location plan, dated February 2023, received 7 March 2023

1061/05/BLOCK.02 Block plan, dated February 2023, received 7 March 2023

1061/05/08/F Proposed sections, dated October 2022, received 7 March 2023

1061/05/07/A Proposed floor and ceiling finishes, dated October 2022, received 7 March 2023

1061/05/06/B Proposed demolition and setting out plans, dated October 2022, received 7 March 2023

1061/05/05/F Proposed plan and elevations, dated October 2022, received 7 March 2023
1061/05/01 Existing layout, elevation and sections, dated February 2022, received 7 March 2023
Heritage Statement, dated March 2023, received 24 March 2023

3. RELEVANT PLANNING HISTORY

- 991933 - TWO NEW CANOPIES AT THE RAIL AIR TERMINAL. - Application permitted 28/06/1999
- 991761 - Refurbishment of an existing kiosk to form a new walk in kiosk. - Application permitted on 20/05/1999
- 9801968 - 1 external fascia sign below station canopy - Application permitted on 29/04/1998
- 970890 - Erection of an advertisement hoarding. - Application refused on 26/09/1997
- 190440 - Refurbishment of existing 'Pumpkin' coffee shop unit within heritage building of Reading Train Station to new 'Coffee Room' brand to include new surface finishes and replacement of existing external signage. - Application permitted on 15/05/2019
- 190439 - Installation of externally mounted air conditioning unit to east elevation of heritage building at Reading Train Station serving 'Pumpkin' coffee shop unit within building. - Application permitted on 15/05/2019
- 190437 - New externally mounted air conditioning unit to east elevation of heritage building serving coffee shop within station to platform 7. - Application permitted on 15/05/2019
- 121580 - Repairs to the western end wall of the listed former Reading Station Buildings, below the level of the new Western Gate Line canopy. - Application withdrawn on 2/10/2012
- 111195 - Interior fit out works to convert existing Upper Crust to a Pumpkin retail unit - Application permitted on 06/07/2011
- 010136 - Refurbishment of existing quicksnack unit to form new Upper Crust unit with additional entrance door and new internal door - Application permitted on 04/04/2001
- 010088 - 2 no. wall mounted pilasters, 2 no. fascia panels, 1 no. projecting sign and 2 no. freestanding monolith signs - Application permitted on 04/04/2001

4. CONSULTATIONS

External consultations:

Network Rail - No objections.

Conservation - No comments received.

No external consultation was undertaken for this application. A site notice was displayed on 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 and Guidance

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

OU4: ADVERTISEMENTS

SPG/SPD

Design Guide to Shopfronts (2022)

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APPRAISAL

The proposed works are mostly restricted to the interior of the commercial unit on Platform 7 and as such have little impact on the architectural features which are considered historically significant. The unit as existing is in use as a café and the proposed works are considered mostly cosmetic and therefore minor. The works are considered appropriate and acceptable.

The proposed change in external signage amounts to a change in the content of the existing signage as the location, size and design are identical. There is therefore no risk of harm to the appearance of the host building.

The proposal is considered acceptable as it will have little impact both on the appearance and the historical significance of the host building.

Conclusion

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

RECOMMENDATION

GRANT LBC

Subject to the following conditions:

LB1

LB2

M3