

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 230433

Address: 60 Friar Street, Reading, RG1 1DX

Proposals: New rendering and fenestration to exterior walls

Case Officer: Tom Bradfield

Date received (valid from): 03 April 2023 Target Decision date: 29 May 2023

1. SITE DESCRIPTION

Site visit date: 19/04/2023

The site contains an eight storey building on the corner of Friar Street and Greyfriars Road in the Central Reading Area. At ground floor the building is primarily retail, with student accommodation at upper floors. The external materials of the building are brick and several cladding types.

This application relates to the central core of the building, which is clad in a lighter coloured cladding, and a vertical row of windows on the northern elevation

The site has the following designations in the Local Plan:

- Air Quality Management Area
- Area of Archaeological Potential
- Reading Central Area
- Primary Retail Frontage (onto Friar Street)
- Primary Shopping Area

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks to replace the stone cladding on the central core section with a render of a similar colour and style, and to remove the windows in the northern elevation and replace them with brick insets. The windows currently serve corridors. The proposals are necessitated due to fire safety issues.

3. RELEVANT PLANNING HISTORY

120977	Demolition of Samuel House and refurbishment and extension of Bridewell House to create a student hall of residence comprising 127 self-contained studios and 14 accessible self-contained studios with common room and ancillary facilities. Retention of ground floor of Bridewell House as retail use
	Approved 05/11/2012

4. CONSULTATIONS

Ten neighbouring addresses were consulted by letter. Two site notices were also posted at the site on 19/04/2023.

No letters of representation have been received.

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:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM

APPRAISAL

Local Plan Policy CC7 seeks to ensure that all development must be of a high design quality that maintains and enhances the character and appearance of the area, including architectural detailing and materials.

The proposal has two elements, the replacement of the existing stone cladding with a similarly coloured render and the replacement of five obscure glazed windows on the northern elevation with brick.

The change from stone cladding to render would be relatively minor and would not have any significant impact on the character and appearance of the area. It would remain similar in appearance and would perform the same function in breaking up the massing of the building with a contrasting material compared to the brick and metallic render on other elevations.

The replacement of the windows on the northern elevation would not result in any harm to the character and appearance of the area. The indentation of the proposed brickwork would ensure that the elevation would still have articulation and would not appear as a blank façade. Overall, it would not be a major change to the appearance of the building, and would remain in keeping with the surrounding area.

Conclusion

The proposals would not result in any significant change in the building's appearance, and are therefore considered acceptable.

RECOMMENDATION

APPROVE - Subject to the following conditions:

1. TL1 - Time Limit	The development hereby permitted shall begin no later than three years from the date of this planning permission. REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.
2. AP1 - Approved Plans	The development hereby permitted shall ONLY be carried out in accordance with the following approved plans: Drawing No: 8299-LRW-XX-ZZ-DR-A-20-220-P01, 564-(21)-AE-401, (5644)_GA104, (5644)_GA105, StoVentec Ventilated Cladding Systems Brochure, Render Colour Selection Sheet STO White received 03/04/2023 REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.
3. M3 - Materials (As Submitted)	The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority. REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Informatives:

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.