

## DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 230087/LBC

Address: 24-25 Broad Street, Reading, RG1 2BT

Proposals: Replacement of lightings to new LED energy efficient lighting in the front and back of house areas.

Case Officer: Ryan Allen

Date received (valid from): 25 January 2023

Target Decision date: 22 March 2023

### 1. SITE DESCRIPTION

The proposal site is currently a Lloyd Bank at 24-25 Broad Street. The bank fronts both Broad Street and Cross Street. 24-25 Broad Street is a Grade II Listed Building (listing 1113564). The listing describes 24-25 Broad Street as:

*"2. Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables)."*

The proposal site is also within an Air Quality Management Area (AQMA). Whilst the proposal site itself is not within a Conservation Area, the property is located between the Market Place/London Street, and St. Mary's Butts/Castle Street Conservation Areas. The site is within the central Reading area, the central core, the primary shopping area and a designated primary frontage.

### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for replacement internal lighting to install LED energy efficient lighting in the front and back of house areas.

#### Plans considered:

Received 25/01/23

Location Plan

Photographs

Method Statement - dated 24/01/22

Heritage Design & Access Statement - dated 24/01/22

Biodiversity Statement - dated 24/01/22

Basement & Ground Floor Lighting Detail rev. 0 - dated 12/02/22

First & Second Floor Lighting Detail rev. 0 - dated 12/08/22

Third Floor Lighting Detail rev. 0 - dated 12/08/22

### 3. RELEVANT PLANNING HISTORY

04/06/15 - 150972/LBC - Refurbish the ground and first floors including removal of the existing screened counter, loose furniture and floor finishes with the intention of refitting with a screen less counter, new general furniture and finishes. The existing front and rear ATM secure rooms are to be adapted to allow for reconfiguration of self-service machines. - Permitted

14/02/13 - 130289/ADV - 2 fascia signs, 2 hanging signs, ATM surround signage and wall mounted Signage - Permitted

27/02/13 - 130233/LBC - Replacement of existing advertisement signage. - Permitted

01/04/10 - 1010585/LBC - Installation of new externally illuminated sign over entrance door - Permitted

12/04/10 - 100901/ADV - Externally illuminated logo sign over entrance door - Permitted

### 4. CONSULTATIONS

The following addresses were consulted by letter:

***External:***

26-28 Broad Street, Reading, Berks, RG1 2BU

26 Cross Street, Reading, Berks, RG1 1SN

Flat A, 26 Cross Street, Reading, Berks, RG1 1SN

Flat B, 26 Cross Street, Reading, Berks, RG1 1SN

Flat C, 26 Cross Street, Reading, Berks, RG1 1SN

***Internal:***

Heritage - None.

**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 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)**

EN1 (Protection and Enhancement of the Historic Environment)

## **6. APPRAISAL**

No works are proposed externally and the proposal will not have any impact on the special historic character of the building. The method statement submitted with the application details the ways in which the floor and walls are to be protected during the installation of the LED lighting and no significant wiring is thought to be needed to be undertaken due to existing wiring being in a satisfactory condition. Where any damage is incurred to any painting work, the method statement details the intention to re-paint and make good where necessary.

As the majority of the lighting exists within the suspending ceiling grid, the potential for significant harm to any characterful ceiling detailing is mitigated. As such, the proposal is compliant with policy EN1 of the Reading Borough Council Local Plan (2019).

## **7. RECOMMENDATION**

### **GRANT**

Recommended Conditions:

LB1

LB2