

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 230351/LBC

Address: 1-2 Market Place, Reading, RG1 2EQ

Proposals: Installation of aluminium framed secondary glazing to the front elevation.

Case Officer: Nathalie Weekes

Date received (valid from): 13 April 2023 **Target Decision date:** 8 June 2023

1. SITE DESCRIPTION

The application relates to a three storey mid terrace building which was previously in use as a bank and associated offices (A2/B1a) and has been granted permission to be a food hall with bars and a hotel.

The building is grade II listed and is located within the Market Place/London Street Conservation Area. Behind the front façade the building consists of a large three storey modern extension.

The site located within the Reading Central Area, the Primary Shopping Area and Abbey Quarter (policy CR15).

The listed building number is SU7173573439 and details are:

MARKET PLACE 1. 5128 (East Side) Nos 1 and 2 SU 7173 SE 3/531 II GV 2. Probably 1870s. Rubbed brick classical. 5 bays. Dividing Doric pilasters with reed-fluted pilasters over ground floor. 3 storeys with pedimented feature to attic in 2nd bay from left. Moulded and carved modillion cornice, interrupted by shaped pediment over 2nd floor windows of feature bay. Slate roof. Plate glass sash windows, 3 tripartite, feature bay has paired windows. Moulded architraves and enriched entablature on 1st floor. Cast iron parapet rails with semi-circular capped dies.

Lunette to feature bay with reed-fluted bracket pilasters. Stone faced ground floor with rustic piers between bays. Large entrance to left in pink and grey polished granite, Segmental pediment, carved tympanum, bracket-pilasters with reed fluted tops. Arched fanlight over modern door. Arched through passage to right with wrought iron guille to upper part carrying "Lloyds Bank Chambers" in gilt letters. Interior has 4 bay classical (circa 1930s) banking hall with 3 Rain beams on central row of piers.

Site visit date: 26/04/2023

Site frontage photo from DAS:

Front Elevation



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the installation of aluminium framed secondary glazing internally to windows on the front elevation.

The secondary glazing is to be fitted to the timber grounds attached to the existing timber windows with minimal impact to the historic feature of the listed building. Apart from fixing holes there will be no damage to existing joinery, architrave, or mouldings. The works reversible, fixing holes can be sympathetically filled to leave no trace of the secondary glazing. The changes are designed to improve thermal insulation within the property.

Plans considered

Location Plan

As received 21 March 2023

Series 60 Tilt in, vertical sliding windows, Selectaglaze

Design and Access and heritage statement Rev 01, 20/02/23

C/71542/01-S01 LBC Drawings Existing and proposed primary window bay 3.01, 14.1, 15.2

C/71542/01-S02 LBC Drawings Existing and proposed primary window bay 2.01

C/71542/01-S03 LBC Drawings Existing and proposed primary window bay 2.02, 14.2, 14.3

C/71542/01-S04 LBC Drawings Existing and proposed primary window bay 1.01

As received 13 April 2023

3. RELEVANT PLANNING HISTORY

The premises have an extensive planning history. The applications of most relevance are set out below:

191666/LBC – 2x Flag pole banners - Refused

190711/LBC - Erection of 1 x hanging sign and 1 x set of letters - Granted
180863/FUL - Change of use from bank (Use Class A2) and offices (Use Class B1a), to a food hall with bars (Use Class A3/A4) at ground floor level, 24 guest hotel bedrooms (Use Class C1) at 1st and 2nd floor levels and bar (A4 Use Class) at third floor level with alterations to create roof top terrace – Granted
180864/LBC – Associated internal alterations – Granted
890762/FUL - The refurbishment of existing bank premises incorporating a partial rear extension & new bank facade at ground level onto Market Place – Granted
050820/FUL - Change of use of 1st, 2nd and 3rd floors from ancillary bank use to Class B1 (offices) – Granted

4. CONSULTATIONS

A site notice was displayed at the site for the required period and an advert was placed a local newspaper on 27 April 2023.

No letters of representation have been received.

The Conservation and urban design officer has not provided any objection to the proposed works.

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

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

CR2: DESIGN IN CENTRAL READING

CR15: THE READING ABBEY QUARTER

SPG/SPD

Design Guide to Shopfronts (2022)

Sustainable Design and Construction (2019)

Other

Market Place Conservation Area Appraisal

Historic England's publication: Energy Efficiency and Historic Buildings: Secondary Glazing for Windows.

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APPRAISAL

The proposed secondary glazing is designed to be fitted behind the existing timber windows on the front elevation and should not be visible or prominent from the public realm. The works are reversible and are not considered to harm the listed building or Market Place conservation area and would contribute to the long-term sustainable use of the building. No works apart from the fixing holes are proposed that would impact existing joinery, architrave, or mouldings.

Conclusion

The proposal would not harm and preserve the fabric of the listed building and character of the Market Street Conservation Area in accordance with Policy EN1. The Local Authority has therefore discharged their duties under the relevant section of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

Approve