

DELEGATED APPLICATION REPORT

App Ref: 220447/FUL & 220448/LBC

Address: The Rose & Thistle Ph, 43 Argyle Road, Reading RG1 7YL

Proposal: Redecoration of the interior and replacement of existing equipment. Addition of pergola to the rear. (amended)

Case Officer: Marcie Rejwerska

Agreed Target Decision date:

1. INTRODUCTION

The application site is a detached, Grade II Listed Property located on the corner of Argyle Road and Deepdene Close.

The Listing for the building is as follows:

“ARGYLE ROAD 1. 5128 The Rose and Thistle Public House SU 7073 12/8 II 2. Circa 1840 modernised. 2 storeys, 6 bays, glazing bar sashes. Slate roof. 2 modern pedimented doorpieces.”

The surrounding area is residential.

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for listed building consent for redecoration of the interior and replacement of the existing equipment inside.

At the rear, the proposal includes a new timber-frame pergola to raised patio with a pitched roof angled down to join a flat roof pergola to accommodate outdoor seating.

Internal alterations include replacement of carpet floor with timber effect floor, new access steps and opening between the kitchen and prep room, a new stud wall in the prep room and a new external door at the rear. The proposal also includes extension of the bar server, removal of existing lobby stud walls, creation of a new internal lobby and creation of a disabled access WC.

The initial proposal also included a front porch which has been removed from the application.

Both Listed Building Consent and Planning Permission have been applied for.

Plans considered:

Design and Access Statement

Heritage Statement

PLAN 001 Location plan

PL 001 Existing ground floor plan

PR 004 Proposed elevations

Received 28/3/2022

PR 001 Proposed front and side elevations

PLAN 002 Proposed ground floor

Received 13/10/2022

3. RELEVANT PLANNING HISTORY

950833 - Single storey extension to form new bottle beer store and corridor to garden with steps and access ramp, additional first floor bedroom - Application permitted on 15/1/1996
950912 - Forming new bottle beer store in painted facing bricks to match existing with new corridor to garden, ramp, steps and fencing to yard. - Application permitted on 15/1/1996
990256 - Signage for The Rose and Thistle public house. - Application permitted on 15/1/2001
990545 - Proposed Ground Floor rear extension to Public House bar and kitchen - Application permitted on 17/10/2000
040583 - Installation of double-glazed timber sliding sash windows on front ground floor elevation of listed building - Application refused on 27/8/2004
041335 - Installation of single glazed timber sliding sash windows with secondary glazing on front ground floor elevations at the Rose and Thistle Public House - Application permitted on 24/11/2004
130111 - Replacement of existing signage - Application permitted on 11/4/2013
130442 - Remove existing signage and replace with new (re-submission of 13/00129/LBC) - Application permitted on 22/5/2013

4. CONSULTATIONS

Internal Consultees

Heritage - Objection raised to the scale of the pergola in the rear. Objection raised to proposed front porch.

Environmental health - No objections subject to conditions.

External Consultation

The following addresses were consulted by letter on 8/4/2022 (for FUL application) and 8/4/2022 (for LBC application):

Argyle Chapel, Argyle Road
41 Argyle Road
1 Deepdene Close
53 Argyle Street

1 objection received from adjoining 1 Deepdene Close citing concerns of noise and stability of existing dividing wall.

1 letter of support received.

In addition, a site notice was sent to the applicant to be displayed on site.

5. 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.

6. 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'.

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.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN1 Protection and Enhancement of the Historic Environment

7. APPRAISAL

7.1 Protection and Enhancement of the Historic Environment

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The proposed works include redecoration and replacement of the interior. The proposals would not affect the historic significance of the building and the proposed improvements will make the site viable for use and are therefore a welcome development. The existing frontage of the

property will be retained as existing with addition of timber posts to support festoon lights at the entrance. The proposed lights are not considered harmful to the outlook of the property. The proposed pergola at the rear although large in size is considered proportional to the site, and not harmful to the setting of the listed building. The structure is reversible and doesn't obscure the heritage significance of the property due to its open nature.

The proposed replacement gates at the side of the property are acceptable as the existing gates have no historical value.

The proposed structural work to the existing stable at the side of the main property is required to maintain the structure and no changes are proposed to the external appearance.

The proposal is considered in accordance with policies CC7 and EN1 of the Reading Borough Local Plan (2019).

7.2 Impact on neighbouring properties

Policy CC8 states that proposals will be acceptable where they would not result in harm to the outlook of the property itself as well as its surrounding area.

The proposed internal works will be beneficial to the site, making it viable for use which is considered beneficial to the local area. The external developments are limited to the rear of the property and will therefore have minimal impact on the street scene of Argyle Road and Deepdene Close. There is also no identified harm to the setting of the listed building.

The proposed 0.5m boundary wall planter at the rear of the garden will prevent seating too close to the property boundary. The outdoor TV is also restricted to emit no audio, and the opening hours for the garden are to be restricted to 10pm. In combination, these conditions will mitigate any noise concerns.

The proposal is therefore considered acceptable under policy CC8 of the Reading Borough Local Plan (2019).

8. CONCLUSION

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

9. RECOMMENDATION

GRANT LISTED BUILDING CONSENT and GRANT PLANNING PERMISSION

CONDITIONS for LBC application

1) The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2) The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans and specifications:

REASON: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3) 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 and EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive working

CONDITIONS FOR FUL application

- 1) Time Limit
- 2) Approved Plans
- 3) Materials as specified
- 4) Amplified music
- 5) Hours of opening

Informatives

- 1) Terms
- 2) Building Control
- 3) Complaints about construction
- 4) Encroachment
- 5) Positive and Proactive