

DELEGATED APPLICATION REPORT

Application No: 220895/HOU

Ward: Abbey

App Ref: 220895/HOU

Address: 35 Baker Street, Reading, RG1 7XX

Proposals: External alterations including, replacement windows, new extraction fan at rear, replacement of roof for rear single-storey extension.

Case Officer: Nathalie Weekes

Valid on: 16/06/2022

Target Date: 11/08/22 Extended to 21/10/22

Application No: 220893/LBC

Ward: Abbey

App Ref: 220893/LBC

Address: 35 Baker Street, Reading, RG1 7XX

Proposals: Ground floor alterations, replacement of all windows with new timber double-glazed windows, replacement of roof on modern single-storey rear extension. Installation of new kitchen extractor fan in external wall to rear.

Case Officer: Nathalie Weekes

Valid on: 20/06/2022

Target Date: 15/8/22 Extended to 21/10/22

SITE DESCRIPTION AND SURROUNDING AREA

The site is a three storey terrace property located in close proximity to the town centre. It is a Listed Building within the Castle Hill/Russel Street/Oxford Road Conservation area, residential parking area and AQMA. The property is in a state of disrepair and in need of renovation.

Site from above Google Earth



View of front of 35 Baker Street



Rear elevation



PROPOSAL AND SUPPORTING INFORMATION

220893

The proposal for the listed building consent consists of ground floor alterations, replacement of all windows with new timber double-glazed windows, replacement of roof on modern single-storey rear extension. Installation of new kitchen extractor fan in external wall to rear.

220895

The proposal for the householder application consists of external alterations including, replacement windows, new extraction fan at rear, replacement of roof for rear single-storey extension.

Works include

Ground floor

1. Block up existing opening from kitchen/dining area into basement.
2. Create new doorway into basement from Living Room.
3. Remove kitchen units and replace with new ones.
4. Block up window in modern single-storey extension.
5. Demolish section of internal wall in modern single-storey extension. Part approved in 220277 and 220009
6. Install new bathroom suite.
7. Install new kitchen extractor fan in rear elevation.
8. Replace corrugated cement sheet roof covering single-storey extension with new roof in either felt or lightweight roofing sheet (grey). Part approved in 220277 and 220009

First floor

9. Install new timber stud wall to Bedroom 3.
10. Move radiator.
11. Install new loft opening and block up existing.

Windows

12. Replace the existing timber casement window in Bedroom 3 with new timber double-glazed window with Georgian style design to match others in front elevation.
13. Replace the two other existing timber casement windows in Lounge, Front Bedroom and basement with new timber double-glazed window with Georgian style design to match existing.
14. Replace the existing timber casement windows in rear Bedroom with new timber double-glazed window with Georgian style design to match existing.
15. Replace the existing timber casement windows to kitchen, basement and bathroom to new timber double-glazed windows as per drawings.

Plans considered

The agent supplied the following plans for applications 220893 and 220895

Heritage Statement - 14 June 2022

Materials details

Application letter, 16 June 2022

Design and Access Statement - 14 June 2022

105-09 Location Plan and Block Plan

PA1.02 Rev A Existing roof plan

PA2.02 Rev B Proposed floor plans

PA1.03 Rev A Proposed roof plan

PA2.01 Rev A Existing floor plan

PA2.02 Rev A Proposed floor plan

PA1.02 Rev A Existing roof plan

PA4.01 Rev A Existing elevations

PA4.02 Rev A Proposed elevations

Received on 20 June 2022 (220893)/ Received on 20 June 2022 (220895)

Email from applicant dated 17 October 19:20 confirming that the applications no longer include the removal of the chimney breast/chimneys and to confirm that the rear single storey would be a grey felt roof. As received on 17 October 2022 (220893)/ Received on 17 October 2022 (220895).

PLANNING HISTORY

220277/HOU External alterations including replacement windows, new soil and vent pipe and extraction fan, removal of asbestos and replacement of flat roof. Permitted 14 April 2022

220009/HOU Internal alterations including refurbishment and remodelling of walls, stairs, layout, new soil and vent and extraction fan, replacement fenestration removal of asbestos and replacement of flat roof. Permitted 14 April 2022

CONSULTATIONS

Statutory or Internal consultations:

Reading Borough Council, Conservation & Urban Design Officer - No objections have been received, subject to recommended conditions and the following response was provided for the previous scheme, there are minor changes to the previous scheme:

Given the existing condition and modern alterations of the host building, the proposed scheme is acceptable subject to conditions to ensure the proposed works are an enhancement to the host building and the surrounding conservation area.

The detailing and selected materials should not have a harmful impact on the setting or character of the listed building. In general conservation planning terms there are no objections, however, there needs to be some material conditions to make the application acceptable and an enhancement to the host building and surrounding conservation area.

It was noted that after looking at the interior photographs, the inside of the host building has been altered and very little of the original interior has been retained;

There were no objections to the stair relocation, but details of the new timber joinery of the balustrades, in a sympathetic historic design should be submitted, before installation;

There were no objections to the relocation of the kitchen to the modern rear back extension. No UPVC windows or doors are to be used. This is inappropriate for a listed building and is not supported. New joinery, windows and doors to be in a tradition style and details should be submitted for approval before construction. The new timber framed windows can be double glazed. Consideration should be made to installing a double hung window on the basement window facing the street;

All original double hung windows, should use repairs and/or secondary glazing if sustainable improvement are being considered, although being heritage windows there are dispensations for historic building fabric to be retained;

The storm water disposal system not to be plastic on the original building and should be in black cast metal.

The proposed building extension is generally supported subject to material conditions and is recommended for approval. It is considered to comply with the planning guidance and council's heritage policies.

The new front windows facing the street should be timber, and the window above the front door can be a casement window, as it is a more modern design and that the base window should be either a timber double hung (and can be a 2-pane window) or a timber casement window. A proper new storm water disposal system, gutters and downpipes is required. Just replacing the gutters is not considered appropriate, or an enhancement. It may cause deterioration of the existing built fabric, if half done and the water is not disposed of properly. If not done it could lead to the serving of an urgent works notice, at a later date.

The chimneys/chimney breasts should not be removed as it would harm the character of the listed building.

The Council has been flexible in allowing modification of the internal rooms, so that the building is occupied and so the proposed enhancements are considered as part of the overall balance of benefits for the building.

Public consultations:

A site notice was emailed to the applicant for 220893 to be displayed at the property. A press notice was published from Thursday 7th July 2022, expiring on Thursday 28st July 2022.

The following addresses were consulted by letter for application 220277:

37 Baker Street, Reading, RG1 7XX
8 Jesse Terrace, Reading, RG1 7RT
6 Jesse Terrace, Reading, RG1 7RT
Flat 1, 33 Baker Street, Reading, RG1 7XX
37a Baker Street, Reading, RG1 7XX
Flat 2, 33 Baker Street, Reading, RG1 7XX

A site notice was emailed to the applicant for 220895 to be displayed at the property. A press notice was published from Thursday 30th June 2022, expiring on Thursday 21st July 2022.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Application 220895

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC1: Presumption in favour of sustainable development
CC2: Sustainable design and construction
CC7: Design and the public realm
CC8: Safeguarding amenity
EN1: Protection and enhancement of the historic environment

EN3: Enhancement of conservation areas
H9: House extension and ancillary accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Other documents:

Castle Hill/Russel Street/Oxford Road Conservation area appraisal

Application 220893

- 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.

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas

Other documents:

Castle Hill/Russel Street/Oxford Road Conservation area appraisal

APPRAISAL

The main issues considered for these two separate applications are as follows:

Application 220895 Appraisal - Full Planning Permission

- a) Design considerations
- b) Amenity Impacts
- c) Transport matters

Application 220893 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

Application 220895 Appraisal - Full Planning Permission

The main issues are considered to be:

a) Design Considerations

The recently adopted Reading Borough Local Plan (2019) includes a number of new policies relating to buildings, areas, and monuments of historic significance. Specifically, policies EN1, and EN3, which cumulatively seek to ensure that all proposals which have the potential to affect elements of the historic environment, including listed buildings (and the setting of), conservation areas, scheduled monuments, historic parks and gardens, and other features of local or national significance must protect and where possible enhance the significance of heritage assets and their settings.

The proposal is not considered to detrimentally affect the character and appearance of the Conservation Area (CA) and also the setting of the Listed Building. There are few changes proposed from the previously approved planning applications 220009 and 220277. The proposed replacement fenestration will all be timber to replace existing windows. The changes to fenestration will be visible from the roadside, but the changes to the rear single storey extension roof and drain pipe will be to the rear of the property and less visible within the public realm.

On balance the changes should result in an improvement to the external appearance of the listed building. No additional increase in volume of development is proposed. No loss of biodiversity is proposed. The refurbishment would result in a more sustainable development.

Overall, it is not considered that the proposal would significantly harm the LB setting or the CA.

b) Amenity impacts

Policy CC8 (Safeguarding Amenity) states that: *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety..”* Note: Noise and disturbance will be covered in a separate section below.

The proposed refurbishment is not considered to impact neighbouring amenity as not additional development is proposed, the changes will be due to the refurbishment of the property.

c) Transport matters

The proposed development does not result in the loss of any on-site car parking, nor does it increase the intensity of the use of the property. As such, the proposal is considered acceptable in this regard.

7. CONCLUSION

In summary, the development is considered to be an acceptable design that would conserve and enhance the appearance of the conservation area, and the setting of the adjoining listed building.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC2 (Sustainable design), CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation), EN1 (Historic environment),

EN3 (Conservation areas), EN12 (biodiversity) and EN14 (Trees) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

Application 220893 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

"BAKER STREET 1. 5128 Nos 33 to 39 (odd) SU 7073 12/403 II 2. Early-mid C19. 2 pairs of semi-detached houses linked by porch annexe. 2 storeys and basement. Each pair is a stucco pavilion with hipped slate roof and 2 ranges of glazing bar sashes. Link block has 2 doors and jettied 1st floor with one window on Doric column. 1 range of plain sash windows each. Nos 33 and 39 have doors to sides."

A 'materials schedule' and plans were submitted to include replacement timber windows and for the remaining materials to be 'as specified' or to match the existing property. Any replacement guttering on the 'original' Listed Building should be metal.

Photos of the piece of guttering due to be replaced was submitted in evidence to illustrate the existing material in place on the more modern rear single storey extension. If a piece of gutter is to be replaced on the extension which was added at a later date, a replacement plastic section part may be considered acceptable in this instance if it is to match the existing materials at the rear of the main building which would not be visible within the public realm. Any future replacement of the plastic sections of guttering should be replaced with a metal gutter/water drainage system to protect and preserve the building.

There are no objections to the internal changes proposed for the above planning application, as there do not appear to be many original features retained in the property which should not impact the character of the property.

The retention of a trimmed back front hedge would be considered acceptable for the works proposed in this application however any in respect of future works, the applicant should strongly consider reinstating the original front metal railings.

The proposed works would help to secure the longer term use of the listed building to be both useful to the owner and supportive to its long-term conservation. On balance, the development is not considered to significantly harm the character and appearance of the Grade II listed building, conservation area, or the neighbouring properties to the point of refusal. Therefore, the proposal is considered favourable against policies EN1, EN3 and EN6 of the Reading Borough Local Plan.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission and Listed Building consent can be granted.

220895 Recommendation

GRANT

220895 Conditions

TL1: Time Limit (Standard)

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.

AP1: Approved Plans (Application 220895 only)

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

105-09 Location Plan and Block Plan

PA2.02 Rev B Proposed floor plans

PA1.03 Rev A Proposed roof plan

PA2.02 Rev A Proposed floor plan

PA4.02 Rev A Proposed elevations

Materials details

Received on 20 June 2022 (220895)

Email from applicant dated 12 October 15:27 confirming that the applications no longer include the removal of the chimney breast/chimneys and to confirm that the rear single storey would be a grey felt roof.

Received on 12 October 2022 (220895)

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.

M3 MATERIALS (AS SPECIFIED)

The materials to be used in the construction of the external surfaces of this development shall match the existing building or 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.

220895 Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed timescale for the decision to be issued.

IF5: Terms

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.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

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.

220893 Recommendation

GRANT

220893 Conditions

LB1: Time Limit Listed Building (Works)

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.

LB2: Listed Building (Works Specification)

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

AP1: Approved Plans (Application 220893 only)

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

105-09 Location Plan and Block Plan

PA2.02 Rev B Proposed floor plans

PA1.03 Rev A Proposed roof plan

PA2.02 Rev A Proposed floor plan

PA4.02 Rev A Proposed elevations

Materials details

Received on 20 June 2022 (220893)

Email from applicant dated 12 October 15:27 confirming that the applications no longer include the removal of the chimney breast/chimneys and to confirm that the rear single storey would be a grey felt roof.

Received on 12 October 2022 (220893)

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

Materials as specified

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings, approved documents and application form hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

220893 Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the agreed timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.