**DELEGATED APPLICATION REPORT**

**Ward:** Abbey
**App Ref:** 212052/FUL
**Address:** 107 Broad Street, Reading, RG1 2AX
**Proposals**: The proposal is to undertake building alterations associated with the conversion of the existing shopfront shop
**Case Officer**: Beatrice Malama
**Applicant:** C/O Agent
**Date received (valid from):** 5 April 2022 **Agreed Decision date:** 29 November 2022

## 1. SITE DESCRIPTION

The application site is a four storey Grade II Listed building located on Broad Street within Reading's Central Business. The site is one of the properties on a row of commercial units south of Broad Street. The building was previously used as a retail shop by Gap. The building falls outside of the St Mary's Butts/Castle Street Conservation Area however the site is within an Air Quality Management Area.

*Figure 1: Existing front elevation (photo by agent 2/9/22)*

## 2. PROPOSAL AND SUPPORTING INFORMATION

The initial proposal was to undertake building alterations associated with the conversion of the existing shopfront however further information (via email and photos) received from the agent on 12 September 2022 confirms that no internal alterations to the listed building are proposed as part of the application. The proposed works to the shopfront would be limited to the proposed

advertisement, panting of the shopfront in heritage grey colour and installation of a new gas vent grill in the shopfront's bottom right corner. No other alterations have been proposed as part of this application.

Plans considered:
RJP/001, Location Plan dated 17 December 2021
POP011-P400, Existing Plan and Elevations dated 30 August 2022, received 1 September 2022
POP011 rev A, Shop Front Finishes Schedule dated 11 March 2022, received 5 April 2022
POP011-P411 rev A, Proposed Plan and Elevations dated 23 September 2022, received 4 October 2022
POP011_A410 rev E, Proposed elevations, shopfront plan and proposed signage detail dated 7 October 2022, received 10 October 2022

## 3. RELEVANT PLANNING HISTORY

The site has limited planning history mainly related to the use of the building as a commercial unit some of which include the following:

**96-00831-LBC** - Installation of central staircase between ground and first floors, demolition of part of original rear elevation on first floor, relocation of rear stairway and lift and various other internal works not covered by listed building consent - Application Permitted 18/12/1996

**96-00122-FUL** - Demolition of existing ground floor rear extension. Construction of three storey rear extension and internal alterations- Application Permitted- 7/ 5/1996

**96-00136-LBC** - Demolition of existing ground floor rear extension. Construction of three storey rear extension and internal alterations - Application Permitted- 7/ 5/1996

**212053/LBC** - The proposal is to undertake building alterations associated with the conversion of the existing shopfront shop – yet to be determined

**212054/ADV** - 1 x stand-off lettering fascia sign, 1 x non-illuminated vinyl strip – yet to be determined

**220222/FUL** - Installation of external rise associated with the provision of new plant and equipment - permitted 4/ 5/2022

**220223/LBC** - Installation of external rise associated with the provision of new plant and equipment - permitted 4/ 5/2022

## 4. CONSULTATIONS

### Internal Consultation

**Conservation and Urban Design Officer –** The Council worked proactively with the agent in ensuring that the proposal meets the acceptable standard for a shopfront of a Listed Building. Various changes were made to the plans and the final revised plans received on 10 October 2022 were assessed and found to be acceptable. No further objections were received from the Conservation officer.

**Environmental Protection** – queried about what sort of arrangements will be for kitchen extraction system.

**Case officer comment** – separate planning applications (**220222/FUL & 220223/LBC** - Installation of external rise associated with the provision of new plant and equipment) were permitted on 4/ 5/2022 and this included a new kitchen extractor.

**Public Consultation**

A site notice was displayed on 12th January 2022 and owners and occupiers of surrounding neighbouring properties were consulted by letter.

No responses 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:

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.

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest.

**National Policy**
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
OU4: Advertisements
OU5: Shopfronts and Cash Machines
CR2: Design and Central Reading
CR7: Primary Frontages in Central Reading
EN4: Locally Important Heritage Assets

SPD – Design Guide for Shopfronts (2022)

## 6. APPRAISAL

**Character and Appearance**

The proposed works to the shopfront would be limited to the proposed advertisement, panting of the shopfront in heritage grey colour and installation of a new gas vent grill in the shopfront's bottom right corner. No other alterations have been proposed as part of this application.

Given the limited nature of the proposed works and that no significant alterations are proposed both internally and externally, the character and appearance of the listed building would not be affected. Similarly, the proposed works are not considered to harm the character and appearance of adjoining properties and the street. The proposal therefore is considered to comply with the national and local policies as identified.

## 7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

## 8. RECOMMENDATION

### Application Permitted

Recommended Conditions:
Time Limit Listed Building
Listed Building (Works Specification)
Materials (As Specified)