

DELEGATED APPLICATION REPORT

Application No: 220952/LBC

Address: 39 London Road, Reading, RG1 5BL

Proposal: Listed Building Consent for proposed change of attic room to a dental surgery

Case Officer: David Brett

Applicant: Kendrick Dental Practice

Received on (valid from): 29/06/2022

Target Date: 24/08/2022

Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1321924) located at Kendrick View, 39 London Road within the Kendrick Road Conservation Area. The listing describes “KENDRICK VIEW, 39, LONDON ROAD” as:

“LONDON ROAD 1. 5128 (North Side) No 39 (Kendrick View) SU 7272 9/156 22.3.57. II GV 2. Mid-late C18. 3 storeys and basement. Plum coloured brick with painted brick dentil cornice. Parapet with painted stone coping. Old tile roof with coped verges and end chimneys. 6 ranges of glazing bar sashes, 1 panel 2nd floor and 2 on 1st floor. 6 panel door with radiating and wreathed fanlight over, in arched recess with panelled reveals. Doorcase:- engaged Doric columns, broken entablature and moulded open pediment. Moulded stone steps. Early C19 6 bay wooden patterned trellis arcaded verandah across ground floor. Single storey extension to left altered: red brick with grey brick string, deep parapet with 2 grey brick panels each with elliptical roundel, 1 window and 1 door. Contemporary rails with modern gate. Mary Russell Milford (1787-1855) lived here (a local authoress of renown) see wall tablet. 2 local astronomers, the Rev Richard Sheepshanks and his sister Ann also lived here. Interior: contemporary stair with curled rail at base.”



Fig 1. Front of 39 London Road. Photo taken by case officer on 08/07/2022



Fig 2. Front of 39 London Road. Photo taken by case officer on 08/07/2022

A site visit for this application was carried out on 08/07/2022.

Proposal

The proposal seeks Listed Building Consent for the following internal works:

- Conversion of the existing changing room at attic level to a dental surgery. Including vinyl floor covering with cover skirting for Health & Safety, painted walls and fixed dental wall units.

The proposal also seeks Listed Building Consent for the following external works:

- Installation of a new foul drain connection utilising existing opening in brickwork.

Plans/Documents Considered

The applicant supplied the following plans and documents for this application:

- Location Plan and Block Plan - 151-001 Rev A
- Existing & Proposed Plan for New Dental Surgery Room - Loft Level - 151-003 Rev A
- Existing Rear Elevation - 151-004
- Proposed Rear Elevation - 151-005
- Site Photographs - 151-006
- Site Photographs Existing Loft Room - 151-007
- Site Photographs Typical Dental Surgery Installation - 151-008

Received on 29/06/2022

Relevant Planning History

161107/LBC - Removal of existing 'bowed' parapet wall, to be rebuilt using the existing materials where possible (with a new mortar mix) to match existing. - Application Permitted on 31/08/2016

161924/APC - Discharge of conditions 2 and 3 of Listed Building Consent 161107 - Conditions Discharged on 03/11/2016

External Consultees

The following addresses were consulted by letter:

Historic England - Response received on 07/07/2022

- On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions.

Reading Conservation Area Advisory Committee - No response received.

The site notice was displayed from Friday 8th July 2022, expiring on Friday 29th July 2022. A press notice was published on Thursday 14th July 2022, expiring on Thursday 4th August 2022.

No responses received.

Local Groups

Reading Conservation Area Advisory Committee - No response received.

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - No response 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.

Relevant Planning Policy and Guidance

- 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)

- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas

Proposed Kendrick Conservation Area Character Appraisal (2005)

Appraisal

a) Protection and Enhancement of the Historic Environment

In accordance with policy EN1 of the Reading Borough Local Plan, all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits. In addition, applications affecting Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.

The majority of the alterations proposed are internal and will not affect the external appearance of 39 London Road or the wider Kendrick Road Conservation Area. The alterations are considered to improve upon the existing facilities at the dental surgery. The external alteration proposed, the installation of the foul drain connection, is considered very minor in scale and will not significantly alter the character and appearance of the heritage asset. The proposed foul drain pipe is located to the first floor rear elevation of the heritage asset and would not be visible from the highway.

Overall, the proposed internal alterations are considered to have a neutral impact upon the character and appearance of the Grade II Listed Building and are therefore in accordance with Policy EN1 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 Listed Building Consent can be granted.

Recommendation

GRANT

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:

- Location Plan and Block Plan - 151-001 Rev A
- Existing & Proposed Plan for New Dental Surgery Room - Loft Level - 151-003 Rev A
- Proposed Rear Elevation - 151-005

Received on 29/06/2022

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.

MLB: Listed Building Materials (To Match)

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 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.

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 statutory timescales 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 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.

For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.