

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 221107/FUL

Address: 84 Oxford Road, Reading, RG1 7LJ

Proposals: External repair and decoration works, including exposure of external brickwork, new signage to shop, removal of redundant fixtures and replacement of existing windows to upper storeys.

Case Officer: Nathalie Weekes

Applicant: LRP Legal

Date received (valid from): 23 August 2022

Target Decision date: 18 October 2022

Extended to 21/10/22

1. SITE DESCRIPTION

The application site is a three storey terraced Victorian property located on the northern side of the Oxford Road. It is situated within the Castle Hill/Russell Street/Oxford Road Conservation Area and Reading's High Street Heritage Action Zone (HSHAZ).

84 Oxford Road has been altered resulting in a loss of its original architectural features including changes to the fenestration with UPVC windows, modern signage painted brick and redundant fixings.



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is designed to improve the physical condition of the property and to restore the original character of the shopfront. Proposed works include external repair and decoration works, including exposure of external brickwork, new signage to shop, removal of redundant fixtures and replacement of the existing windows to upper storey with timber sash window frames and sills. The new timber fascia will be painted a deep rich wine colour.

Plans considered

241175-XXXX-PUR-01-GF-DR-A-0001 P01.01 50 Site Location Plan

241175-XXXX-PUR-01-GF-DR-A-0002 Site Plan

241175-XXXX-PUR-01-GF-DR-A-2100 Plans (All)

241175-XXXX-PUR-01-ZZ-DR-A-1000 Existing elevations
241175-XXXX-PUR-01-ZZ-DR-A-1100 Demolition elevation
241175-XXXX-PUR-01-ZZ-DR-A-2000 Proposed elevation
As received 27 July 2022

Email from agent dated 05/09/2022 confirming that the paint will be a deep rich wine colour.
As received 5 September 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the property on 8 September for a period of 21 days. An advert was placed in a local newspaper on 15 September 2022. The following addresses were consulted by letter.

86 Oxford Road, Reading, RG1 7LJ
82 Oxford Road, Reading, RG1 7LJ

No letters of representation have been received.

Conservation and Urban Design officer - As part of the High Street Heritage Action Zone the proposal was verbally supported. No written comments were received at the time of writing this report.

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

National Planning Policy Framework

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

TR3 (Access Traffic and Highway-related Matters)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation areas)

OU4 (Advertisements)

OU5 (Shopfronts and Cash Machines)

SPG/SPD

Design guide for Shopfronts Jan 2022

Russell Street/Castle Hill Conservation Area Appraisal

6. APPRAISAL

Paragraph 199 of the NPPF (2021) refers to considering the impacts of proposed development upon designated heritage assets and states that *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* In this case the designated heritage asset is in the Russell Street, Castle Hill and Oxford Road Conservation Area.

84 Oxford Road has lost many of its original architectural features which is considered to have a detrimental impact on the Conservation area. The proposed works including the reinstatement of UPVC windows with timber, replacement fascia and cleaning and repointing of the front elevation brickwork will conserve and enhance the appearance of the building, preserve the physical condition, viability and character of the Russell Street/Oxford Road/Castle Hill Conservation Area and HSHAZ.

The proposal complies with the NPPF, policies EN1, EN3, CC7 of the Reading Local Plan 2019, HSHAZ objectives and the Design Guide to Shopfronts. The Local Authority has therefore discharged their duties under the relevant section of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Plans

Materials as specified