

DELEGATED APPLICATION REPORT

Application No: 220181/LBC

Address: 75 Baker Street, Reading, RG1 7XY

Proposal: Various internal alterations including removal and installation of partition walls, relocating structural beams and repairs to ceiling, alterations to layout of kitchen and utility, removal of staircase to roof space and replace with spiral staircase, remove water closet from roof space to form part of living space.

Case Officer: David Brett

Applicant: Carol Shipton

Received on: 09/02/2022

Valid from: 21/02/2022

Target Date: 18/04/2022

Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1113394) located at 75 Baker Street within the Russell Street / Castle Hill / Oxford Road Conservation Area. The listing describes "61-79, BAKER STREET" as:

"Before 1840 (shown on Edward Weller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61 plate glass). 4 panel door with radiating fanlight on ground floor. 1 window and door to basement."

Proposal

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

- Basement
 - o Re-instate partition wall, including for new access door.
 - o Removal of existing kitchen, including work tops and central island.
 - o Removal of participation wall dividing the utility room and the kitchen.
 - o Screening to conceal the storage tank within an open plan kitchen / dining area.
 - o Subdivide the living space from the open plan kitchen / dining area.
 - o Relocate inspection chamber from inside the basement to an external location (to be agreed with Thames Water).
- Ground Floor
 - o Reinstall picture rails, cornicing and architraves using painted soft wood timber. Moulding to match the existing conditions.
- First Floor
 - o Reinstall the partition wall between the bathroom and the bedroom.
 - o Reinstall the ceiling to close off the mezzanine.
 - o Replace steel staircase with spiral staircase, from bedroom to mezzanine.
 - o Reconfiguration of the dividing wall between the bathroom and bedroom 2.
- Mezzanine
 - o Removal of water closet.
 - o Adaptation to the roof structure to accommodate mezzanine level.
 - o Mezzanine to be used as walk-in storage room.
- General changes
 - o Re-lay all the timber floor boards to close gaps.
 - o Replacement of staircase stringers and guarding.

Many of the works listed above are considered repairs and maintenance, however, there are alterations that do require Listed Building Consent. These aspects consist of the removal and installation of partition walls, relocating structural beams, alterations to layout of kitchen and utility, removal of staircase to roof space and replace with spiral staircase, remove water closet from roof space to form part of living space.

Plans/Documents Considered

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

- Design, Access, and Heritage Statement - Internal Alterations - 2108-600-P1
- General Arrangement Floor Plans Basement and Ground Floor Levels As Existing and Proposed - 2108-P100
- First and Second Floor Levels As Existing and Proposed - 2108-P101
- Schedule of Change requirements As Proposed - 2108-P102
- Ordnance Survey Plan (Existing) Block Plans As Existing and Proposed - 2108-P103

Received on 09/02/2022

Relevant Planning History

990811/LBC - Construction of an ensuite bathroom off main bedroom. - Application Permitted on 16/02/2001

210982/LBC - Retrospective application for internal works to a listed building - Application Permitted on 23/09/2021

External Consultees

The following addresses were consulted by letter:

- 67 Baker Street, Reading, RG1 7XY - No response received.
- 69 Baker Street, Reading, RG1 7XY - No response received.
- 73 Baker Street, Reading, RG1 7XY - No response received.
- 77 Baker Street, Reading, RG1 7XY - No response received.
- 79 Baker Street, Reading, RG1 7XY - No response received.

The site notice was displayed from Thursday 24th February 2022, expiring on Thursday 17th February 2022. A press notice was published on Thursday 3rd March 2022, expiring on Thursday 24th March 2022.

No responses received.

Local Groups

Reading Conservation Area Advisory Committee - No response received.

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer (CUDO) - Response received on 05/04/2022, summarised as follows

- *The proposed works will generally improve and enhance the interiors of the building and there are no objections. It will upgrade the services and remove the WC, which was installed in the roof space.*

- *In general, the proposed works are considered appropriate and there are no objections. It is generally considered to comply with the planning guidance and council's heritage policies.*

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

Russell Street / Castle Hill / Oxford Road Conservation Area Appraisal - March 2020

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 alterations proposed are all internal and will not affect the external appearance of 75 Baker or the terraced row of 61 to 79 Baker Street. The alterations are considered to improve the standard of living accommodation at number 75 with the removal of the water closet from the roof space and conversion to storage space. Many of the alterations proposed are considered to improve the aesthetics of the Grade II Listed Building, such as relocating the inspection chamber to the basement kitchen floor to the outside. The reinstatement of partition walls at first floor level is considered to provide a more conventional use of the living space. Generally, the works proposed are considered to enhance the character and appearance of 75 Baker Street through the reinstatement of previously lost features, such as the picture rails, cornicing and architraves. All works are supported by the Council's Conservation and Urban Design Officer.

Overall, the proposed internal alterations are considered an enhancement 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:

- Design, Access, and Heritage Statement - Internal Alterations - 2108-600-P1
- General Arrangement Floor Plans Basement and Ground Floor Levels As Existing and Proposed - 2108-P100
- First and Second Floor Levels As Existing and Proposed - 2108-P101
- Schedule of Change requirements As Proposed - 2108-P102
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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.