

DELEGATED APPLICATION REPORT

Application No: 221116/LBC

Address: Clipper House, 62-66 London Street, Reading, RG1 4SQ

Proposal: Listed Building consent for cleaning The Bath stone part of the façade and small repairs to spalling to small areas together with painting the main entrance door.

Case Officer: David Brett

Applicant: Reading Real Estate UK Ltd

Received on (valid from): 28/07/2022

Target Date: 22/09/2022

Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1113524) located at 62-66 London Street, Reading. The listing describes “62-66, LONDON STREET” as:

“LONDON STREET 1. 5128 (West Side) Nos 62 to 66 (even) SU 7173 SE 3/175 II GV 2. Early C19. 3 storeys Bath stone ashlar; string at 1st floor level, entablature, cornice and parapet. Slate roof. 4 windows on upper floors, glazing bar sashes, 3 on ground floor with splayed reveals and door with heavy Doric pilasters, entablature and cornice. 6 panelled door with high rectangular fanlight over. Interior: front room to north has deeply undercut palmette cornice. To south is early C20 replica-style block (Nos 64 and 66) 3 storeys and basement red brick with stone modillion cornice and blocking course. 5 ranges of windows, glazing bar sashes with panels below. Bath stone pilaster doorcase to left, similar to No 62 (retaining lattice pattern glazing in rectangular fanlight).”



Fig 1. 66 London Street. Photo taken by case officer on 11/08/2022



Fig 2. 62-66 London Street. Image captured in August 2021. Image retrieved from Google Maps on 16/09/2022.

A site visit for this application was carried out on 11/08/2022.

Proposal

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

- Cleaning The Bath stone part of the façade and small repairs to spalling to small areas together with painting the main entrance door.

The application is a resubmission of the details approved under Listed Building Consent application 181762, which received approval on 12/12/2018.

Plans/Documents Considered

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

- Site Location Plan & Block Plan - A-1000 Rev A
- Front Elevation Survey - A-1800 Rev A
- Design and Access Statement

Received on 28/07/2022

Relevant Planning History

940793/LBC - Alterations to ground floor to provide ramps and WC for disabled and external lighting. - Application Permitted on 01/08/1994.

980018/FUL - 5 No condensers located at the rear of the building (in the car park). - Application Permitted on 17/12/1998.

980616/LBC - 5 Condensers located in car-park rear of the building. - Application Permitted on 17/12/1998.

040961/FUL - Conversion of existing office building to 12 flats, incorporating 10 two-bedroom and 2 one-bedroom flats. Provision of landscaping, two disabled parking spaces and cycle storage facilities. Relocation of door and ground floor window on rear elevation. - Application Permitted on 14/05/2004

040662/LBC - Change of use and conversion of existing office to multiple dwellings. Application Permitted on 14/05/2004

181762/LBC - Proposed Cleaning of the Bath Stone and Painting the Front Door. - Application Permitted on 12/12/2018

External Consultees

The following addresses were consulted by letter:

60 London Street, Reading, RG1 4SQ - No response received.
Flat 1, 68 London Street, Reading, RG1 4SQ - No response received.
Flat 2, 68 London Street, Reading, RG1 4SQ - No response received.
Flat 3, 68 London Street, Reading, RG1 4SQ - No response received.
Flat 4, 68 London Street, Reading, RG1 4SQ - No response received.
Flat 5, 68 London Street, Reading, RG1 4SQ - No response received.
Flat 6, 68 London Street, Reading, RG1 4SQ - No response received.
Townsend House, Crossland Road, Reading, RG1 2HT - No response received.
Reading Conservation Area Advisory Committee - No response received.

The site notice was displayed from Thursday 11th August 2022, expiring on Thursday 1st September 2022. A press notice was published on Thursday 18th August 2022, expiring on Thursday 8th September 2022. No responses have been 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

Market Place/London Street Conservation Area Appraisal (2007)

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 works to the exterior of the heritage asset consist of cleaning and maintenance of existing architectural features and detailing. The details of the works are a resubmission of what was previously approved under application 181762/LBC. It is explained within the survey that the cleaning is due to dust and pollution from street vehicles. Paragraph 6.10 of the Market Place/London Street Conservation Area Appraisal (2007) states that the character and environmental quality of the main streets are spoiled by noise and pollution of traffic. The proposed works would not have a negative impact on the features of the heritage asset that make a positive contribution to the historic character and appearance of the Conservation Area in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan.

It is considered that the proposed cleaning works would have a positive impact on the appearance of the heritage asset and is therefore considered in accordance with Policy EN1 of the Reading Borough Local Plan. The use of an oil-based paint on the doors is considered acceptable.

Overall, the proposed works are considered to appropriate in restoring and enhancing 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:

- Site Location Plan & Block Plan - A-1000 Rev A
- Front Elevation Survey - A-1800 Rev A
- Design and Access Statement

Received on 28/07/2022

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.

Listed Building Consent

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.