

DELEGATED APPLICATION REPORT

App Ref: 220643/HOU & 220644/LBC

Address: 3 Gravel Hill Cottages, Blagrove Lane, Reading RG4 7DY

Proposal: Internal alterations. Replacement and repair of timber doors and windows. New garage/car port, Replacement oil tank and new external boiler. Removal of concrete apron around house and creation of new French drain

Applicant: Mapledurham Estate

Case Officer: Marcie Rejwerska

Agreed Target Decision date: 4/11/2022 (ext.)

1. INTRODUCTION

The application site is a detached, Grade II Listed Property located on the western side of Blagrove Lane.

The Listing for the building is as follows:

“BLAGROVE LANE 1. 5128 No 3 (Formerly listed as Old Gravelhill Cottages in the Rural District of Henley) SU 67 NE 14/408 9.2.59. II 2. Late C17. 1 1/2 storey cottage (probably a pair originally). Square frame timber frame, formerly thatched. 4 bays. Brick infill. Modern tile roof with off-ridge gable end chimneys, left hand chimney stack external and has gabled socle. 2 modern dormers with 3 light casement windows. Outer lean-to porches.”

The surrounding area is residential.

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for internal alterations including removal of internal wall separating kitchen and dining room, removal of partition at first floor level, reopening the fireplace, replanning bathroom extension, and replacement and repair of timber doors and windows. The application also includes a proposed new garage/car port, replacement of the oil tank and new external boiler.

Additionally, the proposal includes removal of concrete apron around house and creation of new French drain.

Both Listed Building Consent and Planning Permission have been applied for.

Plans considered:

2212_EX_300 SE Existing Elevations
2212_EX_301 SW Existing Elevations
2212_EX_302 NW Existing Elevations
2212_EX_33 NE Existing Elevations
2212_EX_010 Existing Site Plan
2212_EX_100 Existing Ground Floor
2212_EX_101 Existing First Floor
2212_EX_001 Location Plan

2212_PR_001 Proposed Block Plan
2212_PR_304 Proposed Garage Elevation
2212_PR_010 Proposed Site Plan
2212_PR_100 Proposed Ground Floor Plan
2212_PR_101 Proposed First Floor Plan
Design and Access Statement
Heritage Statement

Received 3/5/2022

2212_DT_600 French Drain Detail
2212_PR_300 SE Proposed Elevation
2212_PR_301 SW Proposed Elevation
2212_PR_302 NW Proposed Elevation
2212_PR_303 NE Proposed Elevation
Schedule of Work
Calculations Sheets 01-06

Received 4/7/2022

3. RELEVANT PLANNING HISTORY

930060 - Installation of door into existing doorway opening of lobby on front elevation. Door to be half glazed, half panelled. - Application permitted on 15/2/1994

4. CONSULTATIONS

Internal Consultees

Heritage - No objections subject to conditions.

Transport - No objections subject to conditions.

External Consultation

The following addresses were consulted by letter on 9/5/2022 (for HOU application) and 12/5/2022 (for LBC application):

2 Gravel Hill Cottages, Blagrove Lane
Charnwood Cottage

In addition, a site notice was sent to the applicant to be displayed on site.

1 response received for HOU application from WADRA citing concerns of

- Construction traffic
- Construction noise
- Adherence to relevant listed building legislations

5. 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.

6. 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'.

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.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
EN1 Protection and Enhancement of the Historic Environment

Castle Hill/ Russell Street/ Oxford Road Conservation Area (March 2020)

7. APPRAISAL

7.1 Protection and Enhancement of the Historic Environment

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The proposed works would improve the property which is currently experiencing damp through the installation of a French drain and new windows to improve weatherproofing. Proposed works

also include removal of non-original internal partitions, improvements to the kitchen and utility facilities, replacement of joists to ensure safety for future occupants, and reinstatement of the original fireplace. The proposal also includes removal and replacement of the existing garage, which is currently out of character with the main dwelling and its general location. The proposed new garage will appear more sympathetic to its locational context.

Full details are within the specifications submitted and were considered acceptable by the Heritage Consultant.

The proposed works are considered a necessity to stop the continued deterioration of the property in terms of damp and will also bring back the property into habitable use. Features to be installed are to be like for like copied of the originals (door and staircase) which is considered acceptable. It is not considered the works would conflict or alter the features included within the Listing of the property. The scheme is considered to enhance and preserve the fabric and use of the Listed Building and so is considered acceptable in relation to Policy EN1 of the Reading Borough Local Plan (2019).

7.2 Impact on neighbouring properties

Policy CC8 states that proposals will be acceptable where they would not result in harm to the outlook of the property itself as well as its surrounding area.

The property is set back from the road and there is sufficient distance between the neighbouring properties to mitigate any concerns regarding impact on amenity to other properties.

The proposed works are a combination of maintenance and conservation, which will enhance the outlook of the site. In addition, the proposed new garage and patio will complement the property and improve the appearance of the site, complying with Policy CC8 of the Reading Borough Local Plan (2019).

8. CONCLUSION

The proposed works have been assessed and the proposed works are considered to be in accordance with the above relevant policies.

9. RECOMMENDATION

GRANT LISTED BUILDING CONSENT and GRANT PLANNING PERMISSION

CONDITIONS for LBC application

1) 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.

2) The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans and specifications:

2212_PR_001 Proposed Block Plan

2212_PR_304 Proposed Garage Elevation
2212_PR_010 Proposed Site Plan
2212_PR_100 Proposed Ground Floor Plan
2212_PR_101 Proposed First Floor Plan
Design and Access Statement
Heritage Statement

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2212_DT_600 French Drain Detail
2212_PR_300 SE Proposed Elevation
2212_PR_301 SW Proposed Elevation
2212_PR_302 NW Proposed Elevation
2212_PR_303 NE Proposed Elevation
Schedule of Work
Calculations Sheets 01-06

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REASON: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3) All new 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

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive working

CONDITIONS FOR HOU application

- 1) Time Limit
- 2) Approved Plans
- 3) Materials to match
- 4) Construction Traffic

Informatives

- 1) Terms
- 2) Building Control
- 3) Complaints about construction
- 4) Encroachment