

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 220222/FUL

Address: 107-108 Broad Street, Reading, Berkshire, RG1 2AX

Proposals: Installation of external rise associated with the provision of new plant and equipment

Case Officer: Beatrice Malama

Date received (valid from): 8 March 2022

Agreed Decision date: 4 May 2022

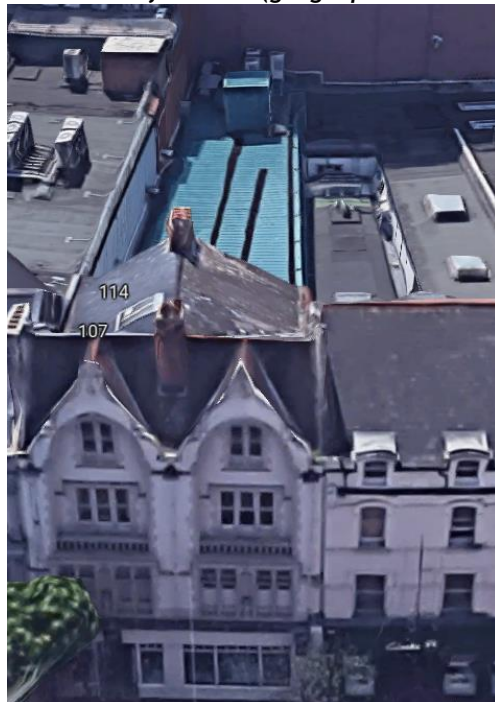
Site Description

The application site is a four storey Grade II listed building located within Reading's Central Business Area. The property is one of the old traditional commercial buildings built in the late 1890's. The building is built in stone with a pitched roof. It is one of the listed buildings on the wider street and it is located south of Broad Street.

Proposal

Planning permission is sought for the installation of external riser associated with the provision of new plant and equipment for the existing commercial building. The equipment and all the associated works would be concentrated to the rear part of the property. The main change to the building would be the proposed amendment in the rear elevation of the building that introduces risers to support additional airflow associated with the proposed ventilation system. No other external changes to the building are proposed as part of this application.

Photo 1: Aerial view of the site (google photos 29/04/22)



Plans and other documents considered:

Drawing No: RJP/001 - Site Location Plan

Drawing No: 001-899-01 - HVAC Layout Roof Level

Drawing No: 001-899-21 - HVAC Layout External Plant Elevations

Drawing No: LS2575/E_REV_A - Revision A - Elevation 01/Elevations 02 & 03 added - 01.2022

Acoustic assessment of proposed new mechanical services equipment Report Reference: 211208-R001

Supporting letter dated 28th January 2022

Received by the Local Planning Authority on 17th February 2022

Relevant Planning History

96-00831-LBC - Installation of central staircase between ground and first floors, demolition of part of original rear elevation on first floor, relocation of rear stairway and lift and various other internal works not covered by listed building consent.

Decision - Application Permitted 18/12/1996

96-00122-FUL - Demolition of existing ground floor rear extension. Construction of three storey rear extension and internal alterations.

Decision - Application Permitted- 7/ 5/1996

96-00136-LBC - Demolition of existing ground floor rear extension. Construction of three storey rear extension and internal alterations.

Decision - Application Permitted- 7/ 5/1996

CONSULTATIONS

Internal Consultees

Conservation and Heritage Officer - No objections to this application

Environmental Protection - No objections to this application subject to a condition limiting noise levels

External Consultation

A site notice was sent to the agent on 22nd March 2022 and the following addresses were consulted by letter.

103-105 Broad Street Mall, Reading, RG1 7QA

37 Broad Street, Reading, Berkshire, RG1 2AA

35 Broad Street, Reading, RG1 2AA

106 Broad Street Mall, Reading, RG1 7QA

39 Broad Street, Reading, RG1 2AD
109 Broad Street Mall, READING, Berkshire, RG1 7QA
No letters of representation have been 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.

Legal and Planning Policy

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 policies and guidance are relevant to this application:

National Policy

National Planning Policy Framework (2021)
National Planning Practice Guidance

Reading Borough Local Plan 2019

CC7: Design and the Public Realm
EN1: Protection and Enhancement of the Historic Environment
EN1: Protection and Enhancement of the Historic Environment
EN4: Locally Important Heritage Assets

Appraisal

Character and Appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality:

The proposed works are limited to the rear part of the property which is surrounded by other tall buildings. The proposed works include the installation of external riser, plant and equipment. No other part of the building would be affected and thus no harm to the external appearance of the building and the surrounding properties would be expected. In addition, due to its location the proposed works would not be visible to the public realm as such there would be no harm to the character of the wider street.

In light of the above, it is considered that the proposed works would not have detrimental impact on the setting of the listed building nor would they harm the character and appearance of the listed building. As such the proposal complies with Policy CC7 of the Reading Borough Plan 2019

CONCLUSION

The proposed works to the listed property which would involve the installation of external riser and plant and equipment in the rear part of the building have been assessed and found to be acceptable as they comply with the identified policies and guidelines and therefore Planning Permission can be granted subject to conditions.

RECOMMENDATION

GRANT

CONDITIONS

1. Time Limit (Standard) TL1
2. Listed Building (Works Specifications)
3. Listed Building Materials (To Match)
4. N8 Noise Levels of Plant/Equipment Restricted

The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

INFORMATIVES

IF5: Terms

IF6: Building Control

IF7: Complaints about construction

IF8: Encroachment