

## **DELEGATED REPORT**

**Ward: Peppard**

**App Ref: 210919/FUL & 210775 LBC**

**Address: Osbert House Notley Place**

**Proposals: Render repairs / external redecoration / Listed Building Consent for Render repairs / external redecoration**

**Case Officer: Nathalie Weekes**

**Applicant: Pinnacle Property Management Ltd**

**210919 FUL**

**Date received (valid from): 7 June 2021   Extended Target Decision date: 1 September 2021**  
**210775 LBC**

**Date received (valid from): 2 June 2021   Extended Target Decision date: 1 September 2021**

### **Site Description and Surrounding Area:**

The property is a Grade II Listed, early 19<sup>th</sup> century, 3 storey, painted stucco villa with an unusual 2 storey portico and verandah to the south. The site comprises a detached block of one and two bedroom self-contained flats. Both exterior and interior details of the building are included in the listing details. The house is approached from Peppard Road by a short avenue of Lime trees. It is also visible from Surley Row and is part of the Surley Row Conservation area.

### **Proposal:**

Planning permission and Listed Building Consent is sought for render repairs and external redecoration, using lime render and a breathable paint system to match the original materials.

The render is failing/debonding in several places and the removal of defective existing render and external decoration is required to maintain the appearance of the property.

Materials include an EcoRight Pre Mixed Mortar with Mix / colour to match the existing building, plastered, rendered and Roughcast coatings, gloss paint, metalshield paint, Keim mineral paint and Keim filler, resin repairs to guttering and window putty replacement.

### **Documents / Plans Submitted:**

The applicant submitted the following drawings/plans

190157 Rev A Design and Access Statement incorporating Planning Statement and Heritage Statement, Thames Valley Surveying

Tender document Appendix C Materials and workmanship, Thames Valley Surveying

As received 11 August 2021

190135 - A02 Block plan

As received 2 June 2021

Photos of elevations May 2021

190135 - A01 Location Plan

As received 17 May 2021

### **Relevant Planning History:**

201058 Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows, in an existing bay window, with double glazed steel framed windows Permitted 13/10/2020

200972 Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows, in an existing bay window, with double glazed steel framed windows Permitted 03/09/2020

152118/HOU Repairs to areas of rot on first floor timber balcony Permitted 21/01/2016

151846/LBC - Repairs to brick walls (corner of Surley Row / Peppard Road & at Notley Place), including the installation of helibars. Permitted 20/01/2016

**Consultation Responses:**

- RBC Historic Buildings Consultant - raised no objection subject to relevant materials conditions and revised documents submitted.
- A site notice was displayed and advertised in the local paper.
- No comments have been received.

**Discussion with agent**

Documents were amended following agreement from the agent for the use of lime render and breathable paint to be used rather than a cement based render.

**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 Context:**

The following planning policy and guidance is relevant to this application;

National Planning Policy Framework

Part 16 – Conserving and enhancing the historic environment

Reading Plan 2019

CC7: Design and the Public Realm

EN1: Protection and Enhancement of the Historic Environment

EN2: Areas of Archaeological Significance

EN4: Locally Important Heritage Assets

CC8: Safeguarding Amenity

**Appraisal**

The main issues are:

- a) Principle of proposed works
- b) Impact on character and appearance of the Listed Building
- c) Impact on neighbours

**a) Principle of proposed works**

The proposed works are to repair the building. The proposal would improve the sustainability of the building and therefore the principle of the proposed works is considered acceptable and is in accordance with Policy EN1 and EN4 which protect and enhance areas of historic importance.

**b) Impact on character and appearance of the Listed Building**

The proposed works should improve the appearance of the building.

**c) Impact on neighbours**

The proposals would improve the site and should not cause any detrimental impact to the living environment of neighbouring properties. As such, the proposals are considered in accordance with Policy EN1 and EN4 of the Reading Local Plan.

**Conclusion**

It is considered that the proposed works would not harm the character and appearance of the building, the historic or architectural qualities of the listed building or harm the living environment of neighbouring properties and, on the basis of this assessment the proposals are considered acceptable and comply with the relevant plan and LDF policies.

**Recommendation**

GRANT Permission subject to the following conditions and informatives.

**210919FUL****CONDITIONS**

1. Time limit for implementation
2. Approved plans

**INFORMATIVES**

1. Positive and proactive
2. Terms and conditions
3. Building regulations
4. Construction and demolition
5. LBC needed

**210775/LBC****CONDITIONS**

1. Time limit for implementation
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**INFORMATIVES**

1. Positive and proactive