

DELEGATED APPLICATION REPORT

Application No: 210771/HOU
Address: 1 Poplar Avenue, Reading, RG30 4JH
Proposal: Like-for-like repairs needed to maintain the integrity of a Grade II listed thatched cottage.
Case Officer: David Brett
Applicant: Ms Yvette Armstrong
Received on: 14/05/2021
Valid from: 15/06/2021
Target Date: 10/08/2021

Application No: 210772/LBC
Address: 1 Poplar Avenue, Reading, RG30 4JH
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Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1321909) located at 1 Poplar Avenue within the Horncastle Conservation Area. The listing describes "12 AND 14, NEW LANE HILL" as:

"NEW LANE HILL 1. 5128 Tilehurst Nos 12 and 14 SU 67 SE 16/299 II 2. Probably late C17. 2 storey timber framed pair of thatched cottages with central chimney, hipped roof and flanking lean-tos. Painted brick infill, 4 ranges of 2 and 3 light castments. Ledged doors. Doors and windows have little wooden hoods on ground floor. Interior, low ceilings on wound floor. Pre-war modernization."

Proposal

The proposal seeks like-for-like repairs needed to maintain the integrity of a Grade II listed thatched cottage, which include a range of internal and external works summarised as:

- Ground levels to be lowered below internal floor level 150mm;
- Rear timber to be replaced with reclaimed seasoned oak;
- Repainting of walls;
- Repairs to the chimney stack mortar;
- Rainwater gullies to be replaced;
- Some slate roofing needs to be repaired/ replaced;
- Installation of movement activated spotlights;
- Replacement of bathroom crittall window; and
- Repainting of some timber framed windows.

The proposed works are fully detailed in the submitted 'Heritage, Design and Access Statement for Listed Building Consent'.

Plans/Documents Considered

The applicant supplied the following plans for applications 210771 and 210772:

- Location Plan 2021 - 1 Poplar Avenue RG304JH
- Site Plan 2021 - 1 Poplar Avenue, RG304JH
- Heritage, Design and Access Statement for Listed Building Consent

Received on 14/05/2021

- ~~• Side Elevation~~
- ~~• Back Elevation South Facing~~
- ~~• Front Elevation North Facing~~
- ~~• Ground Floor Plan and First Floor Plan~~

Received on 15/06/2021

- Proposed Plans and Elevations - 21021-13 PL-100 Rev A

Received on 01/07/2021

Relevant Planning History

201667/LBC - Removal of an interior timber and plasterboard stud partition (Retrospective) (Amended Description). - Application Permitted on 02/02/2021

210437/LBC - Replace the original ground floor bathroom crittall window with one which has locking handles. - Application Withdrawn on 18/05/2021

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 10/08/2021 to application 210772

- *The host building is a late 17th century thatched cottage. The works proposed are essentially care and conservation maintenance and based on a survey prepared by Dr Duncan Philips, IHBC. Substantially they are like for like maintenance, with a few repairs on top.*
- *There are no objections subject to a couple of basic conditions:*
 - *Standard Materials condition for;*
 - *a. Gutters and downpipes are to be cast metal; and*
 - *b. Exterior timber frames to be painted with traditional oil paints.*
- *The scheme is appropriate and supported as it will allow the host building to be refurbished for a new tenant. It is requested a standard, materials condition be included for any grilles or pipework for the internal works.*

Reading Conservation Area Advisory Committee - No response received, consulted on applications 210771 and 210772

External Consultees

The following neighbours were consulted on both application 210771 only.

- 1 Almshouses, New Lane Hill, Tilehurst, RG30 4JR - No response received.
- 2 Almshouses, New Lane Hill, Tilehurst, RG30 4JR - No response received.
- 3 Almshouses, New Lane Hill, Tilehurst, RG30 4JR - No response received.
- 4 Almshouses, New Lane Hill, Tilehurst, RG30 4JR - No response received.
- 5 Almshouses, New Lane Hill, Tilehurst, RG30 4JR - No response received.
- 6 Almshouses, New Lane Hill, Tilehurst, RG30 4JR - No response received.
- Redroof Cottage, New Lane Hill, Tilehurst, Reading, RH30 4JJ - No response received.
- Applecroft Cottage, 3 Poplar Avenue, Tilehurst, Reading, RG30 4JH - No response received.

The site notice for application 210771/HOU was displayed from Friday 25th June 2021, expiring on Friday 16th July 2021. The site notice for application 210772/LBC was displayed

from Friday 2nd July 2021, expiring on Friday 23rd July 2021. Press notices were published on Thursday 24th June 2021, expiring on Thursday 15th July 2021. No responses 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.

Relevant Planning Policy and Guidance

Application 210771

- 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'.
- The 'National Planning Policy framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Application 210772

- 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)

- CC7: Design and the Public Realm

- CC8: Safeguarding Amenity
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas
- EN4: Locally Important Heritage Assets

Horncastle Conservation Area Appraisal - September 2010

Appraisal

The main issues considered for these two separate applications are as follows:

Application 210771 Appraisal - Householder Planning Permission

- a) Design & Access
- b) Safeguarding Amenity
- c) Enhancement of Conservation Areas

Application 210772 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

Application 210771 Appraisal - Householder Planning Permission

- a) Design & Access

The proposed development consists of replacement and repair works to the exterior of 1 Poplar Avenue. The works proposed are considered like for like and would not harm the character and appearance of the existing building or the surrounding area. The ground level to be lowered around the base of the cottage is not considered to harm the character and appearance of the existing building or harm the reasons for listing of the cottage. Therefore, the proposed development is considered in accordance with Policies CC7, H9 and EN4 of the Reading Borough Local Plan.

- b) Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook

The proposed development is not considered to harm the living conditions of nearby residents due to the nature of the proposed repair works to the Grade II Listed Building.

Overall, the proposed outbuilding is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

- c) Enhancement of Conservation Areas

1 Poplar Avenue is located within the Horncastle Conservation Area. The proposal site is referred to as 12-14 New Lane Hill within the Horncastle Conservation Area Appraisal and reiterates the reasons for listing within the appraisal. The proposed repairs to the cottage are considered to retain the rural feel to New Lane, Greenwood Road and Poplar Avenue as referenced in section 4.2 of the Horncastle Conservation Area Appraisal.

In accordance with policies EN1 and EN3, the proposed development is considered to avoid harm and make a positive contribution to the local character and distinctiveness of the Horncastle Conservation Area.

Application 210772 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

The Conservation & Urban Design Officer provided consultation feedback for this application. The proposed works are considered like for like with regards to materials and preserve the character and appearance of the listed building. The proposed development is not considered to harm the setting of listed building, with the proposed works considered maintenance that would extend the life of the listed building.

Overall, the proposed works are not considered to drastically or detrimentally alter the character and appearance of 1 Poplar Avenue, nor would the proposed works detrimentally affect the setting of the listed building.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Planning Permission and Listed Building Consent can be granted, subject to conditions.

210771 Recommendation

GRANT

210771 Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans (Application 210771 only)

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Location Plan 2021 - 1 Poplar Avenue RG304JH
- Site Plan 2021 - 1 Poplar Avenue, RG304JH
- Heritage, Design and Access Statement for Listed Building Consent

Received on 14/05/2021

- Proposed Plans and Elevations - 21021-13 PL-100 Rev A
- Received on 01/07/2021

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN3 of the Reading Borough Local Plan 2019.

210771 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 permission to be granted within the agreed timescale 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 possible 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.

210772 Recommendation

GRANT

210772 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:

- Location Plan 2021 - 1 Poplar Avenue RG304JH
- Site Plan 2021 - 1 Poplar Avenue, RG304JH
- Heritage, Design and Access Statement for Listed Building Consent

Received on 14/05/2021

- Proposed Plans and Elevations - 21021-13 PL-100 Rev A

Received on 01/07/2021

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. The gutters and downpipes are to be cast metal, and exterior timber frames to be painted with traditional oil paints.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 and EN4 of the Reading Borough Local Plan 2019.

210772 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 permission to be granted within the agreed timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the consent may result in the Council taking action to remedy the breach of listed building control. If you are in any doubt please contact the Council.