

DELEGATED APPLICATION REPORT

Application No: 210678/FUL

Address: 26-28 Broad Street, Reading, RG1 2BU

Proposal: Remove existing external ATMs and replace sections of existing shopfront glazing following ATM removal and associated works.

Case Officer: David Brett

Applicant: HSBC CRE

Received on (valid from): 30/04/2021

Target Date: 25/06/2021

Application No: 210679/LBC

Address: 26-28 Broad Street, Reading, RG1 2BU

Proposal: Separation works due to lease surrender of part of building back to landlord. Reinstate separating walls internally. Remove existing external ATMs and replace sections of existing shopfront glazing following ATM removal.

Case Officer: David Brett

Applicant: HSBC CRE

Received on: 30/04/2021

Target Date: 25/06/2021

Site Description and Surrounding Area

The proposal site is a HSBC bank at 26-28 Broad Street. The bank fronts both Broad Street and Queen Victoria Street. 26-28 Broad Street is a Grade II Listed Building (listing 1113564). The listing describes 24-28, Broad Street as:

"2. Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables)."

The proposal site is also within an Air Quality Management Area (AQMA). The proposal site is located between the Market Place/London Street Conservation Area, and St. Mary's Butts/Castle Street Conservation Area. The proposal site itself is not within a Conservation Area.

Proposal

The proposal seeks full planning permission for the following:

- Remove existing external ATMs and replace sections of existing shopfront glazing following ATM removal and associated works (e.g. removal of signage)

Listed Building Consent is sought for the above and:

- Separation works due to lease surrender of part of building back to landlord.
- Reinstate separating walls internally.

Plans/Documents Considered

The agent supplied the following plans for applications 210678 and 210679:

- Design & Access Statement - 20 071 PA100
- Heritage Statement - 20 071 PA101
- Location & Block Plan - 20 071 PA 00
- Existing Basement Floor - 20 071 PA 01
- Existing Ground Floor - 20 071 PA 02
- Existing First Floor - 20 071 PA 03
- Existing Second Floor - 20 071 PA 04
- Existing Third Floor - 20 071 PA 05
- ~~Existing Broad Street Elevation - 20 071 PA 06~~
- ~~Existing QVS Elevation - 20 071 PA 07~~
- Proposed Basement Floor - 20 071 PA 21
- Proposed Ground Floor - 20 071 PA 22
- Proposed First Floor - 20 071 PA 23
- Proposed Second Floor - 20 071 PA 24
- Proposed Third Floor - 20 071 PA 25
- ~~Proposed Broad Street Elevation - 20 071 PA 26~~
- ~~Proposed QVS Elevation - 20 071 PA 27~~

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- Existing Broad Street Elevation - 20 071 PA 06 Rev A
- Existing QVS Elevation - 20 071 PA 07 Rev A
- Proposed Broad Street Elevation - 20 071 PA 26 Rev A
- Proposed QVS Elevation - 20 071 PA 27 Rev A

Received on 09/06/2021

Relevant Planning History

Extensive planning history. Most recent relevant application:

160530/FUL - 3 replacement ATMs on Queen Victoria Street elevation - Application Permitted on 17/05/2016

160531/LBC - Internal and external alterations associated with replacement ATMs (3 on Queen Victoria Street elevation and 3 internally) - Application Permitted on 17/05/2016

170919/ADV - Advertisement consent for replacement signage - HSBC to HSBC UK, consisting of 3 internally illuminated fascia signs, 6 non-illuminated fascia signs, 2 internally illuminated hanging signs and 1 window vinyl. - Application Permitted on 07/08/2017

170920/LBC - Listed Building Consent for replacement signage - HSBC to HSBC UK - Application Permitted on 30/08/2017

180953/LBC - Refurbishment works of an existing branch of HSBC UK - Application Permitted on 12/09/2018

180973/ADV - New reverse applied vinyl ATM signage - Application Permitted on 02/08/2018

181958/ADV - Advertisement Consent for a double-sided freestanding Forum Structure, featuring 2 x Digital 86" screen positioned back to back. The Digital screen is capable of displaying illuminated, sequential content, supplied via secure remote connection. - Application Permitted on 10/06/2019 (Committee Decision)

200320/ADV - Replacement of 3no. ATM signs - Application Permitted on 20/04/2020

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 15/06/2021

- Further to discussions on 24.05.2021, with the Planning Officer and review of the amended drawings, which have been amended (as they were confusing showing posters in the windows), I raise no objections to the proposed design.
- I do however, raise the issue of where the bank may install new ATMs and signage in Queen Victoria Street. The Agent needs to ask this question of the client.
- The works are considered neutral and will not have any significant impact on the host building. The application is considered to comply with the policies and planning constraints, listed on the first page of the memo. The scheme is appropriate and supported.

Reading Conservation Area Advisory Committee - No response received.

External Consultees

The following addresses were consulted on application 210678:

24-25 Broad Street, Reading, RG1 2BT - No response received.

24 Queen Victoria Street, Reading, RG1 1TG - No response received.

26 Queen Victoria Street, Reading, RG1 1TG - No response received.

Victoria House, 26 Queen Victoria Street, Reading, RG1 1TG - No response received.

28a Queen Victoria Street, Reading, RG1 1TG - No response received.

28-30 Queen Victoria Street, Reading, RG1 1TG - No response received.

Site notices for both applications 210678 and 210679 were displayed from Wednesday 12th May 2021, expiring on Wednesday 2nd June 2021. A press notice was published from Thursday 13th May 2021, expiring on Thursday 3rd June 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 210678

- 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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

- The 'National Planning Policy framework' ('NPPF') 2012 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 210679

- 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 2019;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas
- EN6: New Development in a Historic Context
- EN15: Air Quality
- CR2: Design in Central Reading

Other documents

- St Mary's Butts / Castle Street CAA
- Market Place/London St CAA

(in both instances the proposals are not within the CAs, but are in close proximity to potentially impact on the setting of the CAs - hence reference to these documents).

Appraisal

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

Application 210678 Appraisal - Full Planning Permission

- a) Character and Appearance
- b) Safeguarding Amenity
- c) Air Quality

Application 210679 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment
- b) Safeguarding Amenity

Application 210678 Appraisal - Full Planning Permission

- a) Character and Appearance

The proposed development is not considered to harm the character and appearance of the existing building or surrounding area. The external works proposed are considered minor in scale and are simply to facilitate the separation of the unit to form two separate units. All HSBC signage is to be removed, the glazing where ATMs are to be removed will be replaced, while the existing glazed fire escape door will be adapted to be openable and lockable from both sides. It is anticipated that further planning applications will be received to modify the shopfront further once a new occupant has been identified.

Therefore, the proposed development is considered in accordance with policies CC7 and CR2 of the Reading Borough Local Plan.

- b) Safeguarding Amenity

Due to the size, scale and nature of the development proposed, it is not considered that the proposed development would give rise to harmful noise, disturbance or any of the other criteria under policy CC8 of the Reading Borough Local Plan.

- c) Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

- d) Other Matters

Concerns were raised regarding the removal of the ATMs and the public need for the ATMs by the Conservation & Urban Design Officer. This was raised to the agent and a response was provided stating that the client may be looking to carry out a future refit of the branch and as such any proposed machines will be under a separate application which would also include the replacement of the external signage. The removal of the ATMs is not considered a material planning issue which would harm the vitality or viability of the centre (owing to the range of ATM facilities available in the centre) and as such is not considered an issue that would affect the outcome of this application.

Application 210679 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

As mentioned previously, the proposed development is not considered to harm the character and appearance of the existing building or surrounding area. The proposed works are not considered to harm the reasons for listing at 26-28 Broad Street, or harm the character and appearance of other nearby listed buildings along Queen Victoria Street. This application is supported by the Conservation & Urban Design Officer (see comments

above). It is anticipated that further planning applications will be received to modify the shopfront further once a new occupant has been identified.

Due to the scale and nature of the proposed works, it is not considered that the proposed development would harm the character and appearance and setting of the Grade II listed building to the point of refusal. Therefore, the proposal is considered favourable against policies EN1, EN3 and EN6 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 planning permission and Listed Building consent can be granted.

210678 Recommendation

GRANT

210678 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 210158 only)

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

- Location & Block Plan - 20 071 PA 00
- Proposed Basement Floor - 20 071 PA 21
- Proposed Ground Floor - 20 071 PA 22
- Proposed First Floor - 20 071 PA 23
- Proposed Second Floor - 20 071 PA 24
- Proposed Third Floor - 20 071 PA 25

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- Proposed Broad Street Elevation - 20 071 PA 26 Rev A
- Proposed QVS Elevation - 20 071 PA 27 Rev A

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

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 Policies CC7 and CC2 of the Reading Borough Local Plan 2019.

210678 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.

210679 Recommendation

GRANT

210679 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 & Block Plan - 20 071 PA 00
- Proposed Basement Floor - 20 071 PA 21
- Proposed Ground Floor - 20 071 PA 22
- Proposed First Floor - 20 071 PA 23
- Proposed Second Floor - 20 071 PA 24
- Proposed Third Floor - 20 071 PA 25

Received on 30/04/2021

- Proposed Broad Street Elevation - 20 071 PA 26 Rev A
- Proposed QVS Elevation - 20 071 PA 27 Rev A

Received on 09/06/2021

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.

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.

210679 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 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.