

DELEGATED APPLICATION REPORT

App Ref: 210100

Address: Flat 9, 28 London Road, Reading, RG1 5AG

Proposals: Variation of condition 1 (approved plans and documents) of listed building consent 190963 for fireplace alterations (amended description)

Case Officer: Mr David Brett

Applicant: Mr Peter Pratelli

Date received (valid from): 19/01/2021

Target Decision date: 08/04/2021, extension of time agreed from 16/03/2021.

1. INTRODUCTION

The proposal site is a Grade II* listed building (list entry number 1303031) located at 28 London Road. The listing describes "ST DAVID'S HALL, 24-30, LONDON ROAD" as:

"LONDON ROAD 1. 5128 (South Side) Nos 24 to 30 (even) (St David's Hall) (Formerly listed as Portland Place) SU 7272 9/165 22.3.57. II GV 2. Formerly Portland Place. 1830s probably by Billing (local architect). 4 storeys and basement. Bath stone front to brick building. Formerly 4 (?5) houses. End houses project and have angle pilasters, moulded pediments over, entablature and blocking course with central panel to centre part. Roof slate with large stacks with moulded capping. Ground floor rusticated. Moulded string at 1st floor level. Central portion has continuous Greek Doric colonnade at ground floor level with cast-iron balcony railings over. 3:6:3 windows, glazing bar sashes. 2nd and 4th windows of centre 1st floor have moulded architrave surround and pediment over. 1st floor windows of outer breaks have cast iron balconies and centre one has moulded architrave surround and cornice over. Flanking Greek Doric porticoes with, blocking course in small recessed 2 storey extensions, small doors with rectangular fanlights over, oval pattern glazing. 2 doors in centre, 4 upper panels glazed, also with oval pattern fanlights. Arrow head railings to areas."*

2. PROPOSAL AND SUPPORTING INFORMATION

This application has been submitted, under the Listed Buildings and Conservation Areas Act 1990 (as amended) to vary condition no.1 of Listed Building Consent 190963.

Listed Building Consent 190963 proposed to reinstate one of thirty-two original fireplaces which have all since been removed from St David's Hall. Parts of the existing chimney breast will be removed to accommodate a cavity for a slate hearth and cast-iron register grate, the exhaust of which will be aligned within the original chimney flue.

A survey has been completed on site to determine the location of the original fire chamber within the chimney breast. This application seeks approval for material alterations as it is preferred to have a fireplace installed centrally within the chimney breast. The works permitted under application 190963 commenced on 01/08/2020 and are not yet completed. Pre-commencement condition 2 under the approval for application 190963 was discharged on 29/01/2020.

Documents and plans considered:

- Material Alteration - Flat 9, 28 London, Reading, Berkshire, RG1 5AG - Relating to the Proposal for a Fireplace Installation

Received on 19/01/2020

- Heritage Impact Statement

Received 17/06/2019 (submitted for application 190963)

- Location Plans

Received 18/06/2019 (submitted for application 190963)

- Floor Plans - All floors
- Flat 9 Existing Floor Plans
- Design and Access Statement (V2)

Received 03/07/2019 (submitted for application 190963)

3. RELEVANT PLANNING HISTORY

150730/FUL - Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with a car and cycle parking, landscaping and bin stores - Application Permitted on 09/10/2015.

190963/LBC - Reinstate one of thirty-two original fireplaces which have all since been removed from St David's Hall. Parts of the existing chimney breast will be removed to accommodate a cavity for a slate hearth and cast iron register grate, the exhaust of which will be aligned within the original chimney flue. - Application Permitted on 28/08/2019

200058/APC - Application for discharge of condition 2 of planning permission 190963. - Conditions Discharged on 29/01/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- Reading Borough Council, Heritage - Response received on 07/04/2021
 - The proposal will not harm the character or significance of the Listed Building or the conservation area. It is a minor alteration, to align the installation of a new period style fireplace. The proposed works are clearly described in the design and access statement prepared by the applicant.
 - There are no objections to the proposal, subject to the materials condition for brickwork mortar mix and plaster not to use cement.

A site notice was displayed from Friday 12th March 2021, expiring on Friday 2nd April 2021 - no responses have been received. A press notice was published on Thursday 25th February 2021, expiring on Thursday 18th March 2021. No responses have been received.

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)

EN1 Protection and Enhancement of the Historic Environment

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.*

As per the comments received from the Conservation & Urban Design Officer, it is considered that the proposal is acceptable based on the details provided. The proposed works are not considered to detrimentally impact the setting of the listed building or the Kendrick Road Conservation Area. The proposed works as revised are considered a minor alteration to the works approved under Listed Building Consent application. Therefore, the proposals are considered in accordance with policy EN1 of the Reading Borough Local Plan.

8. CONCLUSION

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

9. RECOMMENDATION

Grant variation of condition 1 and issue a new Listed Building Consent

10. CONDITIONS

1. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- Heritage Impact Statement

Received on 17/06/2019

- Flat 9 Existing Floor Plans
- Design and Access Statement (V2)

Received on 03/07/2019

- Material Alteration - Flat 9, 28 London, Reading, Berkshire, RG1 5AG - Relating to the Proposal for a Fireplace Installation

Received on 20/01/2021

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.

2. The firegrate shall be carried out in accordance with the following details approved by application 200058/APPCON on 29/01/2020: drawing 31930D and photograph from Chesney's

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.

3. 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. Any brickwork mortar mix and plaster shall not use cement.

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.

11. 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 extended 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 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.