

DELEGATED APPLICATION REPORT

App Ref: 201670/HOU & 201671/LBC

Address: 166 Castle Hill, Reading

Proposal: Various internal alterations: Membrane and Waterproof damp basement to provide living space & to improve conditions; installation of walk in bathroom in one room; reroute plumbing and renew wiring throughout; block off one doorway (to old coal cellar) and move to another wall (non supporting wall) and replace rotten/ broken/dangerous staircase to basement with like-for-like copy

Applicant: Mr Nik Rusic

Case Officer: Connie Davis

Agreed Target Decision date: 19/03/21

1. INTRODUCTION

The application site is a mid-terrace, Grade II Listed Property located on the northern side of Castle Hill.

The Listing for the building is as follows:

“ CASTLE STREET 1. 5128 (North Side) Castle Hill Nos 162A and 162 to 166 (even) SU 7072 13/40 II GV 2. Early-mid C19. Short Bath stone terrace now rendered. 3 storeys and basement. 8 bays, 2nd and 7th with gabled breaks. Ground floor channelled with moulded string over. Glazing bar sash windows, with marginal glazing in breaks. 4 windows and 2 doors on ground floor, central windows are French casements ith contemporary cast-iron (honeysuckle ornament) verandah in front, forming balcony over basement which also has good (honeysuckle pattern) railings. Small balconies to French windows on ground floor of breaks with similar handrails. 1st floor windows in gables have bracketed cornices, 2nd floor windows (in breaks) have pediments avar.

The property is also located within the Castle Hill/ Russell Street/ Oxford Road Conservation Area.

The surrounding area is residential.

2. PROPOSAL AND SUPPORTING INFORMATION

Internal works are proposed to facilitate the use of the basement for habitable use (the basement would continue to be an extension of the main house rather than a self-contained space). It has been noted in the submission that the proposal will have benefit to the applicant who is disabled.

More specifically, the works include the waterproofing damp walls, install a bathroom and re-route plumbing as required, blocking off an existing door and installing a new door and the replacement of a rotten staircase with a like for like copy.

Both Listed Building Consent and Planning Permission have been applied for, although it is not considered that planning permission is required as only internal alterations are proposed and these do not constitute development. However, a belt and braces approach has been taken by

the applicant to ensure the correct procedure has been carried out. In this regard the Council has a duty to consider any planning application accompanying the required Listed Building Consent.

Plans considered:

20-166CH-BR-00.1 - Proposed Site & Location Plans
20-166CH-BR-03.1 - Existing Basement Floor Part-Plan
20-166CH-BR-04.1 - Existing Sections
20-166CH-BR-03.2 - Proposed Basement Floor Part-Plan
20-166CH-BR-04.2 - Proposed Sections
Photographs
Design and Access Statement

Received 25th November 2020

Letter received from Wykamol Group Ltd Ref. SS240220

Received 1st February 2021

3. RELEVANT PLANNING HISTORY

191524/HOU - Membrane and Waterproof damp basement to provide living space. Install walk in bathroom in one room, reroute plumbing and renew wiring throughout. Block off one doorway (to old coal cellar) and move to another wall (non supporting wall). Replace rotten/ broken /dangerous staircase to basement with like-for-like copy - Application Closed

191525/LBC - Membrane and Waterproof damp basement to provide living space. Install walk in bathroom in one room, reroute plumbing and renew wiring throughout. Block off one doorway (to old coal cellar) and move to another wall (non supporting wall). Replace rotten/ broken /dangerous staircase to basement with like-for-like copy - Application Closed

4. CONSULTATIONS

Internal Consultees

Heritage - Following the receipt of additional information, there are no objections to the proposal

Conservation Area Advisory Committee (CAAC) - No response received

External Consultation

The following addresses were consulted by letter on 02/12/20 (for HOU application) and 04/12/20 (for LBC application):

162, 164, 168 Castle Hill

71, 73, 75 and 77 Russell Street

In addition, a site notice was displayed between 2nd December 2020 - 23rd December 2020 (HOU application) and 4th December 2020 - 25th December 2020 (LBC application)

No responses have been received for either application.

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)

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- EN1 Protection and Enhancement of the Historic Environment
- EN3 Enhancement of Conservation Areas

Castle Hill/ Russell Street/ Oxford Road Conservation Area (March 2020)

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.*

The proposed works are solely internal and would improve a basement which is currently experiencing damp. Membrane and waterproofing is proposed, in accordance with the details submitted from Wykamol Group Ltd Ref. SS240220 which would see the installation of Wykamol CM8 Mesh full height to all the retaining walls, Wykamol sealed fixings should be installed at approx. 250mm centres when used in conjunction with dry wall adhesive for plasterboards dry lining systems. It is also proposed to Install the Wykamol perimeter drainage channel to a chased channel around the perimeter wall area, flushing points should be installed for future maintenance and in accordance with BS8102 2009, maintainable Type C systems. These can be hidden behind blank electrical points for example.

Full details are within the specification, and were considered acceptable by the Heritage Consultant.

The proposed works are considered a necessity to stop the continued deterioration of the basement in terms of damp and will also bring back the full property into habitable use. Features to be installed are to be like for like copied of the originals (door and staircase) which is considered acceptable. It is not considered the works would conflict or alter the features included within the Listing of the property. The scheme is considered to enhance and preserve the fabric and use of the Listed Building and so is considered acceptable in relation to Policy EN1 of the Reading Borough Local Plan (2019).

7.2 Enhancement of Conservation Areas

In accordance with Reading Borough Local Plan policy EN3: Enhancement of Conservation Areas, development affecting Conservation Areas is required to conserve and enhance the interest, character and architecture within the Conservation Area. The proposal would not be visible within the street as works are internal. As such, the proposal is not considered to adversely affect the interest, character and architecture of the Conservation Area in accordance with Policy EN3 of the Reading Borough Local Plan (2019).

7.3 Impact on neighbouring properties

Policy CC8 states that proposals will be acceptable where they would not result in a harmful level of noise to neighbouring properties.

The proposal would entail the existing basement to be used by the residents of the main house. It would not be a self-contained planning unit. As such, the noise generated from the use of the basement would be considered the same level as that in the upper floors and so is considered acceptable in relation to neighbouring amenity; complying with Policy CC8 of the Reading Borough Local Plan (2019).

8. CONCLUSION

The proposed works have been assessed and the proposed works are considered to be in accordance with the above relevant policies.

9. RECOMMENDATION

GRANT LISTED BUILDING CONSENT and GRANT PLANNING PERMISSION

CONDITIONS for LBC application

1) 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.

2) The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans and specifications:

20-166CH-BR-00.1 - Proposed Site & Location Plans

20-166CH-BR-03.2 - Proposed Basement Floor Part-Plan

20-166CH-BR-04.2 - Proposed Sections

Received 25th November 2020

Letter received from Wykamol Group Ltd Ref. SS240220

Received 1st February 2021

REASON: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3) All new 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.

INFORMATIVES

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive working

CONDITIONS FOR HOU application

- 1) Time Limit
- 2) Approved Plans
- 3) Materials to match

Informatives

- 1) Terms
- 2) Building Control
- 3) Complaints about construction
- 4) Encroachment
- 5) Listed Building Consent required
- 6) Positive and Proactive