

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201557

Address: Flat 2, 55 Brunswick Street, Reading, RG1 6NY

Proposals: Listed Building Consent for replacement of damaged front door.

Case Officer: Mr David Brett

Applicant: Kayleigh Brims

Date received (valid from): 04/11/2020

Target Decision date: 30/12/2020, extension of time agreed from 08/01/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1303726) located at 55 Brunswick Street, Reading. The listing describes "The Brunswick Arms, 49-55, Brunswick Street" as:

"BRUNSWICK STREET 1. 5128 Nos 49 to 55 (odd) (The Brunswick Arms) SU 7072 13/32 II 2. Mid to late C18. Former terrace cut down and altered. 2½ storeys. Red brick with blue brick band over ground floor. Brick block eaves cornice. Mansard old tile roof with 2 brick stacks. 3 dormers (2 are glazing bar sashes). A narrow panel of silver grey bricks and 2 tripartite windows, a further panel and another window on 1st floor, glazing bar sashes. Segmental heads to ground floor openings (altered). Royal Insurance Mark to right of inn sign."

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for replacement of damaged front door.

Documents and plans considered:

- Design and Access statement- Listed building consent: 55 Brunswick Street Reading
- Location Plan
- HM Land Registry Official copy of title Plan

Received on 04/11/2020

3. RELEVANT PLANNING HISTORY

070941 - Replacement windows - Application withdrawn on 26/09/2007

091780 - Refurbishment/replacement of sash windows - Application permitted on 05/02/2010

101084 - Discharge of conditions 2 and 3 of planning permission 09/01978/LBC - Conditions discharged on 07/07/2010

181977 - Swap the location of the kitchen and bathroom. Remove the existing stud partition wall and replace by a new stud partition wall approximately 350 mm different and increase the size of the proposed new kitchen and reduce the size of the proposed bathroom. Remove the stud corridor wall on the first floor - Application permitted on 18/02/2019

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 50 Brunswick Street, Reading, RG1 6NZ - No response received.
- 51 Brunswick Street, Reading, RG1 6NY - No response received.
- 53 Brunswick Street, Reading, RG1 6NY - No response received.
- Reading Borough Council, Heritage - Response received on 08/01/2021

- This host building is part of a group of 19th century terraces. It is not in a conservation area
- It is proposed to replace a modern door with a door more suitable to the period of the building.
- There are no objections to the removal and replacement of the timber door with a new timber style door with glazing. There should however, be a condition that the colour be a suitable heritage colour in full gloss paint.

A site notice was displayed from Saturday 23rd January 2021, expiring on Saturday 13th February 2021 - no responses have been received. A press notice was published on Thursday 26th November 2020, expiring on Thursday 17th December 2020. 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.*

The proposed development seeks the replacement of the existing front door to 55 Brunswick Street. The applicant has specified that the existing door to be replaced is not original to the main house, is of poor quality and in need of repair. The colour of the proposed door has been chosen to match the existing front doors at neighbouring properties 51 and 53 Brunswick Street. The Reading Borough Council Conservation and Urban Design Officer has no objection to the proposed development, with a condition that the colour of the proposed door be suitable to its heritage setting. The materials and colour of the proposed door will be conditioned to match the existing dwelling and surrounding area 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.

Overall, the proposed works are not considered to drastically or detrimentally alter the character and appearance of 55 Brunswick Street, nor would the proposed works upset the setting of the listed building 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

10. 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:

- Design and Access statement- Listed building consent: 55 Brunswick Street Reading
- Location Plan
- HM Land Registry Official copy of title Plan

Received on 04/11/2020

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.

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 prescribed target 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.

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.