

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201144

Address: 94 Southampton Street, Reading, RG1 2QX

Proposals: Internal alterations including brick up two doorways, create two new doorways, build partitionings (stud/plasterboard) (retrospective) (amended description)

Case Officer: Mr David Brett

Applicant: Mr Stephen Rose

Date received: 13/08/2020

Valid from: 04/11/2020

Target Decision date: 08/04/2021, extension of time agreed from 30/12/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1113585) located at 94 Southampton Street. The listing describes “92-96 Southampton Street” as:

“SOUTHAMPTON STREET 1. 5128 (West Side) Nos 92 to, 96 (even) SU 7172 NE 4/245 II GV 2. 1813-1819 by Richard Billing senior. 3 storey and basement. Brick with moulded stucco cornice and blocking course, nipped slate roof. Symmetrical terrace with break to central house. Glazing bar sash windows (except 2nd floor of No 96, easements). 2 bays. Steps to panelled door, recessed with arched radiating fanlight over, contemporary railings to steps.”

94 Southampton Street is currently used as a HMO, although there is no planning history to officially confirm this as the lawful use. It has been confirmed by the Reading Borough Council HMO Team that 94 Southampton Street has been licenced as a HMO allowing for up to 10 people since September 2008, with the current licence due to expire in December 2023. The proposal site is located within the AQMA, and within an Article 4 area controlling the change of use from C3 to C4. To legitimise the use of the 94 Southampton Street as a HMO, it is recommended that a Certificate of Lawfulness - Existing (CLE) application be submitted. An informative will be included on the decision notice in this regard, as otherwise there may be a need for Planning Enforcement to investigate the lawful use of the building.

Application 201144 seeks to retrospectively assess the internal alterations to 94 Southampton Street and determine their impact on the Listed Building setting, and will not be commenting on or assessing the existing use of 94 Southampton Street (as although this is a related matter, ultimately it is a separate matter).

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for retrospective listed building consent for internal alterations including brick up two doorways, create two new doorways, build partitionings (stud/plasterboard).

Documents and plans considered:

- ~~Basement Plan~~
- ~~Ground Floor Plan~~
- ~~First Floor Plan~~
- ~~Second Floor Plan~~

Received on 17/08/2020

- Location Plan
- ~~Design and Access Statement~~

Received on 14/10/2020

- ~~Listed Building Heritage Statement~~

Received on 04/11/2020

- Basement Plan - 2D
- Basement Plan - 3D
- Ground Floor Plan - 2D
- Ground Floor Plan - 3D
- First Floor Plan - 2D
- First Floor Plan - 3D
- Second Floor Plan - 2D
- Second Floor Plan - 3D
- Design, Access and Heritage Statement - 21A002 94 Southampton Street, Reading, RG1 2QX

Received on 19/01/2020

These plans and additional information were submitted after initial comments from the RBC Heritage officer.

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 92 Southampton Street, Reading, RG1 2QX - No response received.
- 96 Southampton Street, Reading, RG1 2QX - No response received.
- 92 Pell Street, Reading, RG1 2NR - No response received.
- Reading Borough Council, Heritage - Response received on 08/01/2020
 - The Heritage Statement provided for this application (as received on 04/11/2020) is not adequate. A suitable Heritage Statement should be prepared and submitted to support this application, which includes a statement of significance, proposed works and the impact of the proposed works on the significance of the listing.
- Reading Borough Council, Heritage - Response received on 19/01/2021 following assessment of documents and plans received on 19/01/2021
 - The building was broken up and sub-divided internal spaces for a HMO in 1985. These works are considered not too intrusive and essentially reversible. Generally it is understood, there are no amendments proposed to the exterior or interior, in addition what has been there since 1985.
 - No objections to the current retrospective Listed Building Consent.

A site notice was displayed from Thursday 5th November 2020, expiring on Thursday 26th November 2020 - no responses have been received. A press notice was published on Thursday 12th November 2020, expiring on Thursday 3rd 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 applicant seeks Listed Building Consent for internal alterations to 94 Southampton Street which were said to have been carried out in 1985. The internal alterations include the installation of new kitchens and bathrooms. As stated on the application form and within the revised Heritage Statement (received on 19/01/2021); no external alterations have been made to 94 Southampton Street. It is noted that the scope of the works carried out are recalled from memory by the applicant.

The Heritage Statement (received on 19/01/2021) states that the internal alterations to 94 Southampton Street are reversible and are not considered part of the building's history. It is noted that today's protective legislation for Listed Buildings was not in place at the time in which the internal alterations were carried out in 1985. While it is acknowledged that the internal alterations have split up historic rooms, no external alterations have been made to 94 Southampton Street. As a result, the features described in the listing for 94 Southampton Street have not been affected by the internal alterations carried out in 1985. The Heritage Statement (received on 19/01/2021) attributes the internal alterations to economic demands at the time.

Overall, the proposed works that have been carried out are not considered to have drastically or detrimentally alter the character and appearance of 94 Southampton Street, nor have the 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

None, owing to the retrospective nature of the application.

11. INFORMATIVES

1. 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 extended timescale for the decision to be issued.

2. To legitimise the use of the 94 Southampton Street, Reading, RG1 2QX as a C4 HMO, it is recommended that a separate Certificate of Lawfulness - Existing (CLE) application be submitted for consideration by the Local Planning Authority.

3. In determining this retrospective application, the local planning authority has taken into account the following plans and documents:

- Location Plan

Received on 14/10/2020

- Basement Plan - 2D
 - Basement Plan - 3D
 - Ground Floor Plan - 2D
 - Ground Floor Plan - 3D
 - First Floor Plan - 2D
 - First Floor Plan - 3D
 - Second Floor Plan - 2D
 - Second Floor Plan - 3D
 - Design, Access and Heritage Statement - 21A002 94 Southampton Street, Reading, RG1 2QX
- Received on 19/01/2020