

DELEGATED APPLICATION REPORT

Application No: 201339/FUL

Address: 65-67 Broad Street, Reading, RG1 2AF

Proposal: Proposed installation of 1 no. new external air condensing unit to the rear yard GF enclosure.

Case Officer: David Brett

Applicant: Halifax Bank

Received on (valid on): 25/09/2020

Target Date: 20/11/2020

Application No: 201340/LBC

Address: 65-67 Broad Street, Reading, RG1 2AF

Proposal: Proposed installation of 1 no. new external air condensing unit to the rear yard GF enclosure.

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Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1113405) located on Broad Street. The listing describes 67 and 68 Broad Street as:

“Nos 67 and 68 SU 7173 SW 2/412 II 2. 1890s or circa 1900. In a Norman Shaw manner. 3 storeys and attic. Grey brick with red brick quoins and terracotta decorative band with dentil strips over 2nd floor. 2 storey recessed bay of 5-lights to left with stucco decoration, small pane upper windows and pediment to centre windows. Similar treatment to right, 2nd floor only (1st floor lopped off for slightly later shop window with carved pairs of fascia brackets). Carved stucco scroll brackets to cornice, entablature with stucco acanthus decoration. Central rainwater head. Mansard tile roof with dentil purlin and 2 corniced dormers of 2 lights (glazing bar sashes) flanking panel. Crested ridge, end chimneys, coped verge. Modern ground floor shops. Included as interesting examples of the Norman Shaw style.”

Proposal

The proposal seeks the following:

- Full planning permission for a proposed installation of 1 no. new external air condensing unit to the rear yard GF enclosure.
- Listed building consent for Proposed installation of 1 no. new external air condensing unit to the rear yard GF enclosure.

Internal Consultations

Reading Borough Council, Environmental Protection (application 201339/FUL) - Response received on 13/10/2020

- The noise assessment submitted has been carried out in accordance with BS4142:2014 and the methodology has been correctly applied. The assessment concludes that the specific noise level of the proposed plant will not exceed -10dB below the background noise and the rating level does not exceed the background noise so adverse impact on the local noise climate is unlikely. I therefore have no objections to the proposed plant subject to the following condition:
 - N8: Noise Levels of Plant/Equipment Restricted

Reading Borough Council, Conservation & Urban Design Officer - No formal response received, but verbal confirmation that no objections are raised.

External Consultees

- 61-64 Broad Street, Reading, RG1 2AJ - Consulted on applications 201339 and 201340, no response received.
- 68 Broad Street, Reading, RG1 2AF - Consulted on applications 201339 and 201340, no response received.

A site notice was displayed from Tuesday 6th October 2020, expiring on Tuesday 27th October 2020. A press notice was published from Thursday 15th October 2020, expiring on Thursday 5th November 2020. No responses have been received.

Plans/Documents Considered

The agent supplied the following plans for applications 201339 and 201340:

- Design & Access Statement
- Halifax, 65-67 Broad Street, Reading Noise Impact Assessment - 16171-NIA-01
- Ground Floor Existing Plan & Rear Yard Elevations - 50961637-AR01-00-0051
- ~~Ground Floor Proposed Plan & Rear Yard Elevations - 50961637-AR01-00-0351~~
- Site Location Plan - 50961637-AREX-SP-0021

These plans were received on Friday 25th September 2020

- Ground Floor Proposed Plan & Rear Yard Elevations - 50961637-AR01-00-0351 Rev A
- First Floor Rear Flat Roof Plan - 50961637-AR01-00-0352 Rev A

This document was received on Thursday 1st October 2020

Relevant Planning History

131441/ADV - 2 fascia signs, 1 non-illuminated projecting sign and 2 non-illuminated ATM tablets - Application Permitted on 24/12/2013

131506/LBC - Erect and install new fascia & ATM signage on front elevation to replace existing. - Application Permitted on 24/12/2013

151712/LBC - Removal and replacement of the 7no. existing rising screen cashier counters with 4no. new screenless cashier counters, removal of existing modern raised floor beneath the existing counters, demolition of the existing non-load bearing partitions adjacent to the existing counters, construction of 2no. new non-load bearing secure partitions to form the Counter Service Managers area and the Secure Admin. Office either side of the new counters and all associated redecoration works which are to match existing. All of the proposed works are located in the middle of the banking hall on the ground floor of the existing building. - Application Permitted on 18/11/2015

152279/ADV - Keyline lighting - Application Refused on 04/03/2016

160051/LBC - Extruded acrylic with internal LED's - Keyline lighting - Application Refused on 04/03/2016

190307/LBC - Replacement of 3 x internal ATMs and 1 x external ATM. Minor internal and external works also required to facilitate the replacement of the ATMs. - Application Permitted on 01/05/2019

201247/LBC - Refurbishment of the external timber facade to repair damaged and rotting timber stall riser panels, with internal alterations (Amended Description). - Application Permitted on 09/11/2020

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 201339

- 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 201340

- 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
- EN6: New Development in a Historic Context

- EN15: Air Quality
- EN17: Noise Generating Equipment
- CR2: Design in Central Reading

Appraisal

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

Application 201339 Appraisal - Full Planning Permission

- a) Character and Appearance
- b) Amenity, Security, Public Safety and Accessibility
- c) Air Quality

Application 201340 Appraisal - Listed Building Consent

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

Application 201339 Appraisal - Full Planning Permission

- a) Character and Appearance

The proposed air condenser unit to the rear of 65-67 Broad Street is not considered to detrimentally impact the character and appearance of the building or the surrounding area. The air condenser unit is located to the rear building, within an enclosed area obscured from the street scene. The proposal is not considered unacceptable against Reading Borough Local Plan policies CC7 and CR2 due to the scale and location of the development. The proposals are considered to respond positively to the setting of St Mary's Butts / Castle Street CA and Market Place/London St CA, given the discrete location.

- b) Amenity, Security, Public Safety and Accessibility

A noise assessment has been provided for the additional air condenser unit. As highlighted by the Reading Borough Council Environmental Protection Officer, the assessment has been undertaken in accordance with BS4142:2014 and demonstrates that the air condenser unit will not exceed -10dB below the background noise and the rating level does not exceed the background noise. Therefore, the proposed development is considered in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan, with a compliance condition ensuring this (should the plant be noisier than anticipated in time).

- 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.

Application 201340 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

The proposed development is not considered to detrimentally impact the character and appearance of the Grade II Listed Building. While 65-67 Broad Street is situated on the

busy high street of Reading town centre, the proposed air condenser unit is situated to the rear of the building in an enclosure that is obscured from the street scene.

Overall, it is not considered that the proposed development would detrimentally impact the character and appearance of the Grade II Listed Building in accordance policies EN1 and EN6 of the Reading Borough Local Plan. In accordance with EN1, the proposed development is considered not have an adverse impact on the elements which contribute to their special architectural or historic interest including their setting. This is due to the size and scale of the proposed development as it is considered unlikely that addition of an external air condenser unit will negatively impact the features of the 65-67 Broad Street.



Fig 1. Aerial image of 65-67 Broad Street (submitted within the Design, Access & Planning Statement). The area in red demonstrates the location of the proposed air condenser unit.

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.

201399 Recommendation

GRANT

201399 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 201399 only)

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

- Site Location Plan - 50961637-AREX-SP-0021

As received on Friday 25th September 2020

- Ground Floor Proposed Plan & Rear Yard Elevations - 50961637-AR01-00-0351 Rev A
- First Floor Rear Flat Roof Plan - 50961637-AR01-00-0352 Rev A

As received on Thursday 1st October 2020

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.

N8: Noise Levels Of Plant/Equipment Restricted

The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LA_r,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

201399 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.

201340 Recommendation

GRANT

201340 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 & Access Statement
- Site Location Plan - 50961637-AREX-SP-0021

These plans were received on Friday 25th September 2020

- Ground Floor Proposed Plan & Rear Yard Elevations - 50961637-AR01-00-0351 Rev A
- First Floor Rear Flat Roof Plan - 50961637-AR01-00-0352 Rev A

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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.

201340 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.