

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201250

Address: 3 Broad Street, Reading, RG1 2BH

Proposals: Waterproofing the basement due to ground water ingress and mould build up. With installation of a sump pump, ventilation system, new timber floating floor and new internal walls (Amended Description).

Case Officer: Mr David Brett

Applicant: HLP UK Ltd

Date received: 14/08/2020

Valid from: 03/09/2020

Target Decision date: 29/10/2020, extension of time agreed from 13/11/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1154597) located on Broad Street. The listing describes 2 and 3 and 31 Broad Street as:

"No 2 has modern rendering and 2 window front (included for group value) No 3 (including 3a) is possibly timber-framed and apparently early C18. 3 1/2 storeys rendered; 'pier'-strip to right. Modern tiled roof with slight mansard and 2 gabled dormers. 3 ranges of cross-glazed sashes. Modern shop front on ground floor, which was possibly once jettied. The replica shell hood and 6 panel door to right (serving No 2 The London Tavern) may replace a similar original doorway."

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for:

- Waterproofing the basement due to ground water ingress and mould build up. Excavating out the perimeter of floor for recess drainage channel.
- Installation of a sump pump.
- Connecting sump pump drainage to existing drainage. Installation of 8mm cavity drain membrane to perimeter walls and floor.
- Installation of new timber floating floor and new internal walls to conceal the membrane.
- Install new ventilation to basement using existing ventilation duct which vents out of the rear elevation.

Plans considered:

- ~~Design and Access Statement~~
- ~~Existing Layouts - HLP/1217/01~~
- Basement Waterproofing Feasibility - HLP/1217/03
- Site and Location Plan - HLP/1217/05

Received on 14/08/2020

- Design and Access Statement (includes Heritage Statement)

Received on 03/09/2020

- Waterproofing Specifications
- Salt Neutraliser - Safety Data Sheet

Received on 28/10/2020

- Existing Layouts - HLP/1217/01
- Existing Services Layout - HLP/1217/02
- Proposed Basement Layout - HLP/1217/06
- Reading - Scope of Works

Received on 03/11/2020

3. RELEVANT PLANNING HISTORY

141456/FUL - Change of use of ground and first floors from A1 to A2 - Application Permitted on 25/11/2014

150375/FUL - 1 fascia sign, 1 projecting sign and ATM surround signage - Application Permitted on 06/11/2015

150449/FUL - Refurbishment of existing shop front, and application for installation of Automatic Teller Machine. - Application Permitted on 06/11/2015

150450/LBC - Refurbishment of existing shop front, and application for installation of Automatic Teller Machine. - Application Permitted on 06/11/2015

171591/ADV - Internally illuminated fascia sign and projecting hanging sign. - Application Permitted on 01/11/2017

171592/LBC - Various internal alterations at ground floor level, replacement fascia sign and projecting hanging sign. - Application Permitted on 01/11/2017

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 2 Broad Street, Reading, RG1 2BH - No response received
- 4/5 Broad Street, Reading, RG1 2BH - No response received
- Reading Borough Council, Environmental Protection - Response received on 22/09/2020
 - I don't have any comments on this one.
- Reading Borough Council, Heritage - Response received on 22/10/2020
 - No objections to the proposed interior changes;
 - It is noted there are no original features on the ground floor;
 - Agent is required to provide photographs of the existing basement and ground floor.
 - The agent will need to provide a plan demonstrating the existing ducting channel and location of proposed sump pump.
- Reading Borough Council, Heritage - Response received on 28/10/2020 following submission of additional information by the agent on 28/10/2020.
 - No objections to the proposed interior changes;
 - It is noted there are no original features on the ground floor;
 - Agent is required to provide photographs of the existing basement and ground floor.
 - The agent will need to provide a plan demonstrating the existing ducting channel and location of proposed sump pump.
 - Examination of the photos supplied by the agent shows advanced salt attack of the existing brickwork. The basement requires immediate resolution of this issue before any waterproof membrane can be applied as this will aggravate the condition of the brickwork condition and possibly the stability of the building over and above.
 - An outline scope of maintenance works required such as repointing the brick walls with a soft lime mortar as well as desalination of the existing bricks below ground works is before proceeding with any water-proofing tanking works.
 - Once the agent has considered our points and submitted a response then we will consider the applications again.
- Reading Borough Council, Heritage - Response received on 10/11/2020 following submission of additional information by the agent on 06/11/2020.
 - No objections as the building retains little significant fabric inside the basement and ground floor.

- The scope of works is satisfactory.

A site notice was displayed from Friday 11th September 2020, expiring on Friday 2nd October 2020 - no responses have been received. A press notice was published on Thursday 10th September 2020, expiring on Thursday 1st October 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

CC8 Safeguarding Amenity

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 consist of waterproofing the basement, which has suffered water damage to the walls and floor. The proposed waterproofing is considered to address ground water ingress, that has been the cause of the damage. The proposal also includes repointing of walls where appropriate, and internal alterations to the basement prior to the application of the wall and floor membranes. The walls effected by salt are to be treated using salt neutralizer, with repointing of walls using lime pointing where appropriate. The proposed works are considered to

adequately prepare the basement prior to the application of flood protection measures to ensure the long term maintenance of the basement.

The overall works are considered to ensure the long term condition of the 3 Broad Street. The proposed works are not considered to drastically alter the character and appearance of 3 Broad Street, nor would the proposed works upset the setting of the listed building. The internal waterproofing works to the basement are considered acceptable and not to detrimentally impact the character and appearance of the listed building in accordance with policy EN1.

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:

- Basement Waterproofing Feasibility - HLP/1217/03
- Site and Location Plan - HLP/1217/05

Received on 14/08/2020

- Design and Access Statement (includes Heritage Statement)

Received on 03/09/2020

- Waterproofing Specifications
- Salt Neutraliser - Safety Data Sheet

Received on 28/10/2020

- Proposed Basement Layout - HLP/1217/06
- Reading - Scope of Works

Received on 03/11/2020

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.

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 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.