

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201386

Address: 1 Poplar Avenue, Reading, RG30 4JH

Proposals: Removal of an interior timber and plasterboard stud partition (Retrospective) (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr Chris Bolton

Date received: 24/11/2020

Valid from: 02/12/2020

Target Decision date: 03/02/2020, extension of time agreed from 27/01/2021.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1321909) located at 1 Poplar Avenue within the Horncastle Conservation Area. The listing describes "12 AND 14, NEW LANE HILL" as:

"NEW LANE HILL 1. 5128 Tilehurst Nos 12 and 14 SU 67 SE 16/299 II 2. Probably late C17. 2 storey timber framed pair of thatched cottages with central chimney, hipped roof and flanking lean-tos. Painted brick infill, 4 ranges of 2 and 3 light castments. Ledged doors. Doors and windows have little wooden hoods on ground floor. Interior, low ceilings on wound floor. Pre-war modernization."

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the removal of an interior timber and plasterboard stud partition. The works proposed commenced on 28/02/2019 and were completed on 28/02/2019. As a result, this application is being treated as retrospective.

Documents and plans considered:

- 1 Poplar Avenue Location Plan
- 1 Poplar Avenue Site Plan
- Design and Access Statement - Removal of Airing Cupboard - 1 Poplar Avenue Reading RG30 4JH

Received on 24/11/2020

- Heritage Statement - 1 Poplar Avenue, Tilehurst, Reading RG30 4JH

Received on 02/12/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- Reading Borough Council, Heritage - Response received on 02/02/2021
 - The host building, 1 Poplar Avenue was Grade II listed in 1978 and is within the small Horncastle Conservation Area. The works were internal and will not impact on the conservation area.
 - The removal of a modern addition internal cupboard (possibly c.1980s) for a hot water boiler is considered an enhancement to the character and significance of the host building and therefore are no objections.
 - Approval of the application is supported.
- Reading Conservation Area Advisory Committee - No response received.

A site notice was displayed from Wednesday 2nd December 2020, expiring on Wednesday 23rd December 2020 - no responses have been received. A press notice was published on Thursday 10th December 2020, expiring on Thursday 31st 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 completed internal works are not considered to detrimentally impact the character and appearance of the listed building. Overall, the completed works are not considered to drastically or detrimentally alter setting of the listed building.

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

LB2: Listed Building (Works Specification)

The works to the Listed Building hereby permitted have been carried out in accordance with the following approved plans or specifications:

- 1 Poplar Avenue Location Plan
- 1 Poplar Avenue Site Plan
- Design and Access Statement - Removal of Airing Cupboard - 1 Poplar Avenue Reading RG30 4JH

Received on 24/11/2020

- Heritage Statement - 1 Poplar Avenue, Tilehurst, Reading RG30 4JH

Received on 02/12/2020

REASON: For the avoidance of doubt, in accordance with 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 agreed extended timescale for the decision to be issued.