

DELEGATED REPORT

Ward: Abbey

App Ref: 210855/LBC

Address: 136 Castle Hill, Reading, RG1 5RW

Proposals: Internal alterations to a domestic dwelling to provide en-suite shower facilities to the 2 main bedrooms.

Case Officer: Nathalie Weekes

Applicant: Mr and Mrs Emery

Date received (valid from): 25 May 2021 **Extended Target Decision date:** 6 September 2021

1. INTRODUCTION

This application property is located in the Russell Street/Castle Hill Conservation area. It is a grade II listed building which forms part of a Bath stone terrace of 6 houses, now rendered. It is a 3 storey property, with a basement.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought to provide shower rooms to the two largest bedrooms with minimal alterations to the main fabric of the building. The amended heritage statement states:

“The proposed enclosure to each new shower room will be constructed with studwork partitions to cause minimal impact on the existing structure and heritage features. All partitions will be finished externally with painted plaster to match the existing walls and partitions and thereby minimise the visual impact on the interior layout.”

“Existing doors, linings and architraves will be carefully removed and re-used in their new positions and ceiling cornices will be left as existing. Facsimile cornices will be provided to the new structures and to existing areas where re-positioning of the existing interior partition walls is necessary. All services will be concealed within the ceiling/floor voids or within the new stud partitions.”

Proposed internal walls will have a plaster finish to match the existing materials.

Photos of existing bedrooms



Plans and documents considered

Photos

276.L.1 Location Plan

276.L.2 Block plan

276.S.1 Floor plans as existing and as proposed

276.S.2 Detail Plan Bedroom 1

276.S.3 Detail Plan Bedroom 2

Design and access statement

As received 25 May 2021

Heritage statement

As received 31 August 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed outside 136 Castle Hill on 15 June 2021 for comments to be received by 6 July 2021 and an advert was placed in the local paper.

No letters of representation have been received.

The RBC Conservation and Urban Design Officer has not provided any objections to the proposed works.

5. 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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

Listed Buildings and Conservation Areas Act 1990:

- Section 16(2) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.
- Section 72 (1) 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.

Reading Borough Council Planning Policy

Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Council Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN4: LOCALLY IMPORTANT HERITAGE ASSETS

SPG/SPD

None.

OTHER

- Conservation Area: South Park
- Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
- Principles of Conservation (Historic England, 2008)
- Guide to the Conservation of Historic Buildings
- (British Standards Publication BS 7913:2013, 2015)

6. APPRAISAL

The proposal poses no harm to the fabric or character of the Listed Building. The works are not considered to cause harm to the setting of the listed building.

7. CONCLUSION

The proposal would not harm and sympathetically preserve the fabric/character of the listed building in accordance with Policy EN1.

Equality Act

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8. RECOMMENDATION

GRANT Listed Building Consent.