

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201247

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

Proposals: Refurbishment of the external timber facade to repair damaged and rotting timber stall riser panels, with internal alterations (Amended Description).

Case Officer: Mr David Brett

Applicant: Halifax Bank

Date received: 04/09/2020

Valid from: 04/09/2020

Target Decision date: 13/11/2020, extension of time agreed from 30/10/2020.

1. INTRODUCTION

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.”

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the refurbishment of the external timber facade to repair damaged and rotting timber stall riser panels. Internal refurbishment of the banking wall to replace finishes and reformat the self service area.

Plans considered:

- Design and Access Statement
- Ground Floor Existing Plan - 50961637-AREX-00-0001
- Existing External Elevation - 50961637-AREX-00-0101
- Existing Internal Elevations - 50961637-AREX-00-0102
- Site Location Plan - 50961637-AREX-SP-0021
- Ground Floor Proposed Plan - 50961637-AR01-00-0301
- Proposed Finishes - 50961637-AR01-00-0601
- Proposed Internal Elevations - 50961637-AR01-00-1102
- ~~Proposed Elevation - 50961637-AR01-E1-1101~~

Received on 31/08/2020

- Proposed Elevation - 50961637-AR01-E1-1101 Rev B

Received on 03/11/2020

3. 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

201339/FUL - Proposed installation of 1 no. new external air condensing unit to the rear yard GF enclosure. - Application yet to be determined.

201340/LBC - Proposed installation of 1 no. new external air condensing unit to the rear yard GF enclosure. - Application yet to be determined.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 68 Broad Street, Reading, RG1 2AF - No response received
- 61-64 Broad Street, Reading, RG1 2AJ - No response received
- 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;
 - On the exterior of the existing shop fronts, the timber stall riser panels should have a stone tile base (approx. 10cm) to increase the lifespan of the replacement timber stall riser panels. It should include a grey granite tile skirting similar in colour to the grey bricks on the upper storeys.
 - 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 03/11/2020 following submission of revised Proposed Elevations by the agent on 03/11/2020.
 - No objections to the proposed interior changes;
 - It is noted there are no original features on the ground floor;
 - On the exterior of the existing shop fronts, the timber stall riser panels should have a stone tile base (approx. 10cm) to increase the lifespan of the replacement timber stall riser panels. It should include a grey granite tile skirting similar in colour to the grey bricks on the upper storeys.
 - Further to receipt (03/11/2020) of revised changes to base of shop front, there are no objections.

A site notice was displayed from Tuesday 15th September 2020, expiring on Tuesday 6th October 2020 - no responses have been received. A press notice was published on Thursday 24th September 2020, expiring on Thursday 15th 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 external works consist of the replacement of the existing stall risers with hard wood mouldings to match the existing construction. The plinths to the pilasters are to be replaced with hard wood to match existing. To protect the replacement stall risers and plinths from damage, a 10.5mm thick porcelain ceramic tile will be applied to the faced of the stall risers. The porcelain ceramic tiles were requested addition by the Urban Design and Conservation Officer in order to prolong the lifespan of the replacement hard wood stall risers.

The overall works are considered to ensure the long term condition of the shopfront. The proposed works are not considered to drastically alter the character and appearance of the 65-67 Broad Street, nor would the proposed works upset the setting of the listed building. The internal refurbishment works 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:

- Design and Access Statement
- Site Location Plan - 50961637-AREX-SP-0021
- Ground Floor Proposed Plan - 50961637-AR01-00-0301
- Proposed Finishes - 50961637-AR01-00-0601
- Proposed Internal Elevations - 50961637-AR01-00-1102

Received on 31/08/2020

- Proposed Elevation - 50961637-AR01-E1-1101 Rev B

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.