

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201386

Address: 4 Paddock Road, Reading, RG4 5BY

Proposals: Installation of 1 rooflight to rear roofslope (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr Benjamin Dineen

Date received (valid from): 05/10/2020

Target Decision date: 11/12/2020, extension of time agreed from 30/11/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1302882) located at 4 Paddock Road, Caversham. The listing describes "2 4 Paddock Road" as:

"PADDOCK ROAD 1. 5128 No 2 and 4 SU 7274 6/276 22.7.76. 2 and 4 II GV 2. Dated 1731 by bricks placed in flintwork below ground floor windows. 2 storeys and attic. 3 bay pair of cottages. Flint with brick quoins and horizontal banding at 18 inch intervals, right hand rebuilt in brick. Old tile roof. Irregular casement windows and one sash window. Plain doors at gable ends. No 2 has gabled porch, No 4 a single storey porch extension and large tapering external chimney shape. No 2 has 2 storey extension to rear (mid C19) with 2 half dormers. No 4 has older timber framing at rear. Interior of No 2 remodelled on open-plan. Ground floor chimney piece bears date 1731 (a recent acquisition)."

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the installation of 1 rooflight to the rear roofslope of the property.

Documents and plans considered:

- ~~Design and Access Statement~~
- Location Plan
- ~~Rear Elevation Existing~~
- Rear Elevation Proposed
- ~~Conservation Roof Window Data Sheet~~

Received on 02/10/2020

- Heritage Statement & Design and Access Statement

Received on 01/12/2020

- Rear Elevation Existing

Received on 02/12/2020

- VELUX top-hung roof window - GPL-EDJ-0114-1113

Received on 14/12/2020

3. RELEVANT PLANNING HISTORY

991873/FUL - Change of use from storage use (B8) to manufacture of upholstered furniture (B1) - Application Permitted on 18/08/1999

161319/LBC - Removal of internal ground floor wall & insertion of new internal first floor wall. Replacement of existing windows. - Application Permitted on 07/10/2016

162203/APC - Discharge of condition 2 (windows) of Listed Building Consent 161319. - Conditions Discharged on 06/01/2017

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 2 Paddock Road, Caversham, Reading, RG4 5BY - Response received on 19/10/2020
 - We are happy to support this application.
- 6 Paddock Road, Caversham, Reading, RG4 5BY - No response received.
- St Johns Lodge, 4 Star Road, Caversham, Reading, RG4 5BS - No response received.
- Reading Borough Council, Heritage - Response received on 01/12/2020
 - The drawings are not of good enough quality to properly assess the application. Cannot distinguish between elevation and plans. They basically look the same.
 - Also, there is no proper Heritage Statement, although there is some basic heritage information in the Design & Access Statement. There is no assessment of the impact of addition of new roof-lights, also what is proposed needs to be checked to see if it is an acceptable form, as it is a fire escape type of roof-light. (It is questionable if this is an acceptable form of escape, because it is a 2-storey drop from the roof, not a heritage issue, but important).
 - The application needs to be extended to allow a site visit, to check the building and the suitability of the proposed works. It is stated on the application form there are two new roof-lights, I can only make out one.
 - In its present form, I would be lean towards a refusal unless further information is supplied. Reason there is not enough information to assess the application.
- Reading Borough Council, Heritage - Response received on 11/12/2020 following site visit.
 - It should be noted that the quality of the application was very bad and made it difficult to assess, causing delays in a response.
 - Further to a site visit this week, to inspect the site I provide the following comments.
 - The 2-storey 18th century stone/brick cottage is adjacent to another period cottage and so any works will have an impact on the setting. However, upon inspection it is considered that the location of the proposed roof light at the rear of the flat clay tile roof, is not a problem, in regards to impacting on the significance and character of the host building. It will not be seen from the street.
 - There is however, a concern with the high profile of the proposed roof light. It is recommended, that a condition be made that the new roof light be a low heritage profile type of roof-light.
- Reading Borough Council, Heritage - Response received on 11/12/2020 regarding proposed standard Velux roof light.
 - No objection to the roof light proposed within plan GPL-EDJ-0114-1113.

A site notice was displayed from Saturday 10th October 2020, expiring on Saturday 31st October 2020 - no responses have been received. A press notice was published on Thursday 15th October 2020, expiring on Thursday 5th November 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 revised description as agreed with the applicant was required as the proposal is for the addition of one rooflight, not two rooflights as stated on the application form.

The Conservation & Urban Design Officer provided consultation feedback for this application (feedback in full under section 4 of this report). It is considered that the existing and proposed elevations provided sufficiently demonstrate the location of the proposed rooflight. An amended rear elevation existing plan was provided to clarify the existence of the boiler flue opening to the ground floor. A full heritage statement was later provided to support this application. The initial proposed additional roof light was a Keylite Conservation Top Hung/Fire Escape - 04 - 780x980mm Window as specified on the application form, and as detailed in the data sheet provided by the manufacturer.

The Rear Elevation Existing plan was amended to include the boiler flue opening, which appears on the Rear Elevation Proposed plan. The applicant confirmed that the boiler flue opening is indeed existing and has amended the existing plan accordingly. The amended Rear Elevation Existing plan was received on 02/12/2020.

As per the recommendation of the Conservation & Urban Design Officer; a condition to any approval was required to ensure that the additional rooflight is a low profile heritage type of rooflight. The applicant, however, was able to source an acceptable roof light design within this application. A plan demonstrating a standard Velux top-hung roof window was provided on 14/12/2020. The applicant also added that the roof light would include an additional central glazing bar to give the correct look for the conservation window. The design roof light proposed roof light is considered acceptable by the Conservation & Urban Design Officer, negating the need for a further condition to this application. The roof light demonstrated in the VELUX top-

hung roof window - GPL-EDJ-0114-1113 plan (received on 14/12/2020) supersedes the details within the Keylite Conservation Top Hung/Fire Escape - 04 - 780x980mm Window data sheet (received on 02/10/2020).

Overall, the proposed works are not considered to drastically or detrimentally alter the character and appearance of 4 Paddock Road, nor would the proposed works upset the 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

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:

- Location Plan
- Rear Elevation Proposed

Received on 02/10/2020

- Heritage Statement & Design and Access Statement

Received on 01/12/2020

- VELUX top-hung roof window - GPL-EDJ-0114-1113

Received on 14/12/2020

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.