

DELEGATED APPLICATION REPORT

Target Date: 4/12/19

Application No: 191777/FUL
Address: 4-6 Abbey Gardens, Abbey Street, Reading, RG1 3BA
Ward: Abbey
Case Officer: James Schofield
Proposal: Removal of 2no glazed panels and installation of new Air Intake Louvres to match existing.

1. SITE DESCRIPTION AND CONTEXT

The development site relates to a multi-storey office building characterised by large glass-curtain windows and aluminium louvres.

2. PROPOSAL

The application seeks planning permission for the removal of 2 glazed panels and the installation of new air intake louvres which match those already existing. This is within a designated area of archaeological significance and a conservation area.

3. CONSULTTEES

Neighbours

A site notice was displayed receiving no comments in relation to the application.

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following:
Design and Access Statement
Drawing No: PL-01-01 Proposed East Elevation and Plan
Drawing No: PL-01-02 Proposed West Elevation and Plan
Drawing No: PL-01-03 Site Location and Block Plan
Drawing No: PL-01-04 Existing East Elevation and Plan
Drawing No: PL-01-05 Existing West Elevation and Plan
Received on 5 November 2019

5. RELEVANT PLANNING HISTORY

None relevant.

6. 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.

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

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019):

CC7: Design and the Public Realm

EN2: Areas of Archaeological Significance

EN3: Enhancement of Conservation Areas

8. APPRAISAL

8.1 Principle of development

The application seeks planning permission for the removal of 2 glazed panels and the installation of two new matching air intake louvres in their place. Such works are supported in principle by policies of the Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of the development are not harmful and contributions are made to the sustainability of the Borough. This will be considered in more detail in the following section.

8.2 Character

Policy CC7 of the Reading Borough Local Plan (2019) requires development to be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

This elevation of the building already features a number of aluminium louvres, and the additional louvres proposed are to be of the same aluminium material and appearance as those already on the building, and so are not considered to detrimentally alter or impact upon the existing design and appearance of the building. Furthermore, given that the louvres are to be located within the existing openings on the building, no structural works that may affect the fabric of the listed building are to be carried out, and the existing symmetry of the openings on the building will remain. Consequently, it is considered that the proposal would not detract from the character of the building and or the character of the area. In this regard the proposal is considered acceptable. As such, the proposal is considered to comply with Policy CC7 of the Local plan 2019.

8.2 Areas of Archaeological Significance & Conservation Area Enhancement

Policy EN2 requires the refusal of planning permission where the assessment of archaeological impacts is deemed inadequate. No formal assessment of archaeological impacts of the development proposal has been submitted, however, given the nature of the works it is considered that no impact is likely to result.

Policy EN3 seeks the enhancement of Conservation Areas through removing visual clutter and promoting more sympathetic development. The nature of the proposed works are such that they are a net neutral in terms of such concerns. While the policy requires a positive

contribution, there is no capacity to do so reasonably within the scope of the proposed works. The proposal is therefore deemed to accord with the policy.

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT

11. CONDITIONS

1. AP1 Approved Plans
2. TL1 Standard Time Limit
3. M3 Materials (as specified)

Appendix

Site Photos as of the 8th of January 2020.



Classification: OFFICIAL



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