

Delegated Application Report

Address: 20 Oaklands, Reading

Application No: 210317/LBC

Proposal: Replacement of the existing heating system, cupboard amendments and glazed partition restoration

Case Officer: Ethne Humphreys

Target Date: Originally 21/04/2021; EOT until 21/05/2021

Site Description and Surrounding Area

The application site relates to a Grade II listed dwelling, part of a larger complex of listed dwellings at Oaklands. The building was built in 1967 and has been Grade II listed since February 2013. The site lies adjacent to the South Park Conservation Area and the surrounding area is residential.

The listing for the property is as follows:

“MATERIALS Heavily raked dark brickwork, with horizontal white weatherboarding and bands of black vertical boarding to upper floors; flat roofs.

PLAN The block is of three storeys and comprises seven maisonettes on the upper two floors with six flats below. Each dwelling has its own external doorway on the north side of the block. The flats and maisonettes have varying plans of 1-2 bedrooms and 2-3 bedrooms respectively.

EXTERIOR On the north (entrance) side, projecting brick walls form a series of irregularly-shaped yards enclosed by white boarded timber gates. Original front doors are of white-painted timber with two large glazed panels. Windows are centrally-hinged black timber casements, those to the upper floors set in bands of black vertical boarding; the living-room windows are taller, creating a varied pattern of fenestration. To the south the flats have glazed sliding doors with black timber surrounds opening onto semi-enclosed patios.

INTERIORS Original internal fittings, including built-in cupboards, glazed partitions to living rooms/kitchens and timber handrails to stairs, survive to varying degrees across the estate.”

Proposal

Listed Building Consent is sought for the replacement of the existing heating system, cupboard amendments and glazed partition restoration.

The existing boiler (located in the kitchen cupboard) with associated metal ducting and grills would be removed, plasterboard would be made good locally to close existing grills holes. The boiler cupboard door (containing asbestos) would be removed so that the cupboard can be made good and used to recess kitchen appliances.

A new combi boiler would be installed in the corridor cupboard on the second floor (currently hosting the water tank and cylinder which are no longer required and will be removed). Simple radiators would be installed to all the rooms with concealed piping.

The existing boiler flue (containing asbestos) would be replaced by a black plastic flue on the roof, (matching the existing flue location and height) not visible from ground level (as a like for like replacement it is not considered in itself to require listed building consent). The bedroom cupboard (currently divided into small parts) would be unified into a single larger wardrobe with a new single timber door.

The proposal also includes the restoration of the glazed partition on the first floor. The non-original elements (door and painted panels) would be replaced with a new timber framed glazed door and glazed panels matching the original modern design.

Plans Considered

Drawing No: Location Plan

Drawing No: Existing and Proposed Floor Plans

Drawing No: Proposed Roof Plan

Received 27th April 2020

Design and Access Statement

Internal Photos

Energy Performance Certificate

Asbestos Survey Report

Received 27th April 2021

Relevant Planning History

051184 - Installation of 5 satellite dishes for TV (one dish on the roof of each block of flats) - Application Permitted

Other nearby sites:

21 Oaklands - 191202/LBC Listed Building Consent for proposed installation of new boiler, boiler flue, radiators and removal of kitchen cupboard. Permitted 24/9/2019

Consultation Response

Internal Consultees

Conservation and Urban Design Officer - Verbally confirmed no objection

External Consultation

A site notice was put up 28th April 2021. No neighbour responses have been received.

The proposed replacement flue, the original of which is not referenced in the listing, is considered to be a like-for-like replacement, not requiring listed building consent. Given this, and that no external works which require listed building consent are proposed, a press notice is not considered to have been required in this specific instance.

Summary of discussions with applicant/agent

The proposal was originally applied for under a Certificate of Lawfulness as it was believed that the works, due to their small scale, would not require formal consent. However,

following a discussion with the case officer, it was concluded that Listed Building Consent would be required for the internal proposals due to those elements affecting the interior the building which is specifically referred to in the listing of the building. As above, the flue in itself is not considered to require listed building consent as it is considered to be a like-for-like replacement (and not mentioned in the listing). The relevant application form was submitted, and a site notice was erected as appropriate.

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.

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.

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 2019

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN1: Protection and Enhancement of the Historic Environment

Appraisal

Protection and Enhancement of the Historic Environment

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important the asset the greater the weight should be, and any harm or loss should require clear and convincing justification.

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 alterations to the dwelling consist of the removal of an existing gas boiler, flue and ventilation unit, and their replacement with a new combi boiler, flue and same specification glazing. The internal and external walls of the existing kitchen cupboards, containing asbestos, would also be removed. Further to the verbal conversation with the Conservation and Urban Design Officer, as well as comments given by the Council's previous Heritage Consultant under application 191202 (which were for the same proposals), it is not considered that the proposals will affect the special architectural and historic interest of the building.

The works are considered to be of minor scale and not considered to affect the interior of the building to an unacceptable degree. The external flue, which is small scale in nature, is considered to be a like-for-like replacement that does not require listed building consent. Nevertheless, the proposals either individually nor cumulatively, are not considered to substantially impact the interior or exterior of the listed building.

Given the above, the proposals would not have any adverse impact on the setting of the listed building nor would they have any detrimental impact on the character and appearance of the listed building.

In accordance with Policy EN1 and CC7 of the Reading Borough Local Plan (2019) and the NPPF.

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.

Recommendation

Grant Listed Building Consent

Subject to conditions