

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201216

Address: Flat 6, 16-18 Wrenbury Court, Eldon Road, Reading, RG1 4DL

Proposals: Removal of existing period dining room ceiling. Replacement with new lath and plaster ceiling.

Case Officer: Mr David Brett

Applicant: Mr M Totterdale

Date received: 31/08/2020

Valid from: 31/08/2020

Target Decision date: 30/10/2020, extension of time agreed from 26/10/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1113464) located on Eldon Road, within the Eldon Square Conservation Area. The listing describes 16 and 18 Eldon Road as:

“ELDON ROAD 1. 5128 (West Side) Nos 16 and 18 SU 7273 7/463 II GV 2. Circa 1840s. Probably by Henry or Nathaniel Briant. Bath stone ashlar pair. Hipped slate roof with stone eaves brackets. liaised quoins, plinth, string over ground floor with ornamental frieze (simplified guilloche). 1 gabled sash window dormer and modern many light dormer. Glazing bar sash windows in 4 ranges, bracketed pediments to ground floor windows and bracketed balconies. Set back side bays for entrance, No 16 has pilasters, balustrade over, in projecting porch. No 18 has 2 storey porch with round-headed doorway.”

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the removal of existing period dining room ceiling. Replacement with new lath and plaster ceiling.

Plans considered:

- Location Plan
- Design and Access Statement
- Heritage Statement

Received on 31/08/2020

3. RELEVANT PLANNING HISTORY

920079/LBC - Internal refurbishment, replacement of interior doors and reconstruction of unsafe staircase. - Application Permitted on 03/08/1992

980705/FUL - Refurbishment of Day Hospital to form 6 no dwellings, demolition of 2 storey rear extension to be replaced with smaller single storey rear extension and associated parking area. - Application Permitted on 26/08/1998

980717/LBC - Refurbishment of Day Hospital to form 6 no dwellings, demolition of 2 storey rear extension to be replaced with smaller single storey rear extension and associated parking area. - Application Permitted on 26/08/1998

180421/LBC - Replacement double glazed windows, two to the front and one to the rear of flat. - Application Permitted on 20/07/2018

200678/LBC - Replacement of roof perimeter plastic guttering with plastic deepflow (ogee profile) guttering - Application Withdrawn on 24/07/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 14 Eldon Road, Reading, RG1 4DL
- 14A Eldon Road, Reading, RG1 4DL
- Flat A, 14 Eldon Road, Reading, RG1 4DL
- Flat B, 14 Eldon Road, Reading, RG1 4DL
- Flat C, 14 Eldon Road, Reading, RG1 4DL
- Flat D, 14 Eldon Road, Reading, RG1 4DL
- Flat E, 14 Eldon Road, Reading, RG1 4DL
- 14 Eldon Road, Reading, RG1 4DL
- 14 Eldon Road, Reading, RG1 4DL
- 14 Eldon Road, Reading, RG1 4DL
- 14 Eldon Road, Reading, RG1 4DL
- Flat 1, Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL
- Flat 2, Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL
- Flat 3, Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL
- Flat 4, Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL
- Flat 5, Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL
- 20 Eldon Road, Reading, RG1 4DL
- Garden Flat, 20 Eldon Road, Reading, RG1 4DL
- Reading Conservation Area Advisory Committee - No response received.
- Reading Borough Council, Heritage - Response received on 23/10/2020
 - The host building is a high Victorian 3 storey, 19th century stone building with residential apartments.
 - There was a water leak which has damaged the ceiling and wall inside an apartment.
 - No objections to the proposed interior repairs and maintenance.
 - The agent needs to confirm if the source of the water damage has been identified and addressed accordingly.
 - The agent is required to justify the need to replace the entire dining room ceiling, rather than spot fixing the damaged areas.
- Reading Borough Council, Heritage - Response received on 26/10/2020 following submission of justification for the works by the agent on 23/10/2020.
 - The agent has submitted a response to our queries. No objection to the current proposal with a condition retaining as much of the existing cornice if possible and finish new plasterwork with skim coat.

A site notice was displayed from Saturday 5th September 2020, expiring on Saturday 26th September 2020 - no responses have been received. A press notice was published on Thursday 10th September 2020, expiring on Thursday 1st 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

EN3 Enhancement of Conservation Areas

CC8 Safeguarding Amenity

Eldon Square Conservation Area Appraisal

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 development consists of the replacement of the dining room ceiling, which has suffered water damage. It is proposed that the existing overboarding and original lath and plaster be removed to allow for the repairs. The existing cornices are to remain, with the applicant stating that any damage would be sympathetically repaired. The repairs are to be performed by a specialist plastering company using traditional lath and plaster.

With regard to the impact of the proposed development on the listing for 16-18 Eldon Road the proposed works to repair the dining room ceiling are internal. As a result, it is not considered that the development would harm the key elements of the listed building as stated in the description for 16-18 Eldon Road. The description for 16-18 Eldon Road refers to the external features of the building.

Officers and the Urban Design and Conservation Officer are satisfied that appropriate justification has been given to support the need to replace the entire ceiling rather than conduct spot repairs. The justification for the works states that spot repairs would not 'key in' effectively with the rest of the ceiling, whilst adding additional strain to the ceiling and increasing the chances of collapse in the future. The overall works are considered by the applicant to ensure the long term condition of the ceiling. This is considered acceptable by officers as the proposed works are not considered to detrimentally impact the integrity of the listed building.

7.2 Enhancement of Conservation Areas

In accordance with Reading Borough Local Plan policy EN3: Enhancement of Conservation Areas, development affecting Conservation Areas is required to conserve and enhance the interest, character and architecture within the Conservation Area. The proposed repair works are internal to the dining room ceiling are considered minor in scale and are therefore not considered to have a material impact on the character and appearance of the Eldon Square Conservation Area.

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
- Design and Access Statement
- Heritage Statement

Received on 31/08/2020

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.

Retention of Features

Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest as stated in the listing description may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with 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.