

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

Ward: Abbey

App Ref: 200553

Address: Waterford Court, 26 Russell Street, Reading, RG1 7XF

Proposals: Listed Building Consent for replacement rear door.

Case Officer: Mr David Brett

Applicant: Mrs Helen Fasham

Date received (valid from): 26/04/2020

Target Decision date: 21/06/2020

1. INTRODUCTION

The proposal site is nineteenth century grade II listed three storey and basement terraced dwelling along Russell Street (Abbey ward). 26 Russell Street features red brick with glazing bar sash windows. The surrounding area consists of similarly designed terraced housing. The terraced row of 24-34 Russell Street has a consistent style throughout which contributes heavily to the character and appearance of the surrounding area. Russell Street is a wide road with restricted parking that leads to Oxford Road to the north, and Tilehurst Road to the south. The proposal site is situated in the Russell Street / Castle Hill Conservation Area. The details of the listing (listed building number SU7076573227) are as follows:

- RUSSELL STREET 1. 5128 (West Side) Nos 24 to 34 (even) SU 7073 12/228A II GV 2. early-mid C19. 3 storey and basement red brick terrace. Stucco string under 1st floor windows. Wide eaves, slate roof. 2 bay houses, glazing bar sash windows. Steps to 6 panel door with contemporary patterned fanlight in arched recess. Left hand bay of No 34 has a 2 storey nipped modern extension. Nos 24 and 28 have modern casements to 2nd floor windows. Each pair of houses is stepped down from No 32.



1. Existing Rear Elevation of 26 Russell Street. Door to be replaced highlighted in red. Photo supplied by the applicant on 13/04/2020.



2. Existing Rear Elevation of 26 Russell Street. Photo supplied by the applicant on 13/04/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos at the time of submission of this application (13/04/2020). These photos were taken by the applicant on 19/03/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for Listed Building Consent for replacement rear door.

Plans considered:

- Location Plan - BK457857
- Site Plan
- Quotation - New Timber Door

Received on 13/04/2020

- Heritage Statement
- 1. Design and access statement - External rear door 26 Russell Street, Reading, RG1 7XF

Received on 24/04/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- Flat A, 24 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat B, 24 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat C, 24 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat D, 24 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat 1, 28 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat 2, 28 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat 3, 28 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat 4, 28 Russell Street, Reading, RG1 7XF - No Response Received.
- Flat 1, Franklin Court, Franklin Street, Reading RG1 7LN - No Response Received.
- Flat 2, Franklin Court, Franklin Street, Reading RG1 7LN - No Response Received.
- Flat 3, Franklin Court, Franklin Street, Reading RG1 7LN - No Response Received.
- 23 Franklin Street, Reading, RG1 7YA - No Response Received.
- 25 Franklin Street, Reading, RG1 7YA - No Response Received.
- 27 Franklin Street, Reading, RG1 7YA - No Response Received.
- 29 Franklin Street, Reading, RG1 7YA - No Response Received.
- Reading CAAC - no response received.
- Historic England - no response received.
- Heritage Consultant - Response received on Wednesday 27th May 2020:
 - The proposed replacement of the existing poor quality modern, rear door with a hardwood timber door in a style in-keeping with the Listed Building is considered to contribute to the long-term conservation of the building. There are no objections to the proposals as detailed.

A site notice was displayed from 10th May 2020, expiring on 31st May 2020 - no responses have been received. A press notice was published on 7th May, expiring on 28th May 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 the Conservation Area

CC8 Safeguarding Amenity

Russell Street/Castle Hill Conservation Area: Conservation Area Appraisal (March 2020)

7. APPRAISAL

7.1 Protection and Enhancement of the Historic Environment

The proposed replacement door is considered to respect the character and appearance of the existing dwelling. The proposed rear door is to be constructed of hardwood timber, a style that is in-keeping with the listed building. The replacement of the existing door with modern materials represents an overall benefit to the listed building in terms of safety, security and energy efficiency.

The proposal is not considered to have a detrimental impact to the conservation area in terms of its visual appearance. The door to be replaced is situated to the rear of 26 Russell Street and will not be viewable from Russell Street. The proposal is considered not to detrimentally impact the material value of 26 Russell Street, or harm views within the conservation area. The proposal will not alter the design features of 26 Russell Street that contribute to the building's listing. The proposed replacement door is also considered appropriate and complimentary to the existing arrangement of doors and windows.

As a result, the proposal is considered compliant with policies EN1 and EN3 of the Reading Borough Local Plan (Adopted November 2019) concerning the protection and enhancement of the historic environment, and the enhancement of the conservation area.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Harm to outlook*
- *Crime and safety*
 - This proposal is considered not to harm the amenity to neighbouring properties due to the size and scale of the proposal. The proposal is for the replacement of an existing window, as such there will be no material impact to amenity.

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 - BK457857
- Site Plan
- Quotation - New Timber Door

Received on 13/04/2020

- Heritage Statement
- 1. Design and access statement - External rear door 26 Russell Street, Reading, RG1 7XF

Received on 24/04/2020

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.

MLB: Listed Building Materials (To Match)

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough 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 permission 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.