

DELEGATED APPLICATION REPORT - Application No: 191737/LBC

Address: 17-27 Queen Victoria Street

Proposal: Structural repairs to roof gables

Case officer: Matt Burns

Site Description and Surrounding Area: The site is located on the western side of Queen Victoria Street, which is a pedestrianised street connecting Station Road with Broad Street and located within the Reading Central Area. The application relates to the roof of a three storey grade II listed terrace of buildings located on the western side of Queen Victoria Street. The street is dominated by retail uses at ground floor, with a mixture of office and residential uses on upper floors. The upper floors of the application site are currently undergoing conversion to serviced apartments under planning permission ref. 181296FUL and listed building consent ref.181297LBC.

Proposal: The application seeks listed building consent for structural repairs to the roof gables of the listed terrace.

An assessment of the condition of the existing roof has been submitted as part of the application. This demonstrates a number of defects with the roof gables including opening pointing, evidence of water movement and open joints.

The proposed repair works would pin and stitch the gables together using the Thor Helical System.

Plans and Documents Considered:

- WYG Built Heritage Statement (October 2019)
- Structural Repairs - Condition Survey Report
- Barton Willmore covering letter ref. 25185/A3/GW/JEH/dw
- Thor Helical Crack Stitching Specification ref. CI/SFB Xt6 (November 2016)
- Thor Helical Heavy Duty Masonry Pinning ref. CI/SFB Xt6 (November 2016)
- Location Plan

Received by the Local Planning Authority on 1st November 2019

Relevant Planning History:

170650FUL & 170651LBC - Proposed change of use of first, second and third floor from office to residential use comprising 15 x 1 bed flats and 4 x 2 bed flats - Withdrawn

181296FUL & 181297LBC - Proposed change of use of first, second and third floor from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units - Granted

191170APPCON - Approval of details under condition no. 3 (windows and roof lights) of listed building consent ref. 181297 - Condition discharged

191169APPCON - Approval of details under condition no. 6 (construction method statement) of planning permission ref. 181296 - Condition discharged

Consultation Responses:

RBC Transport - No objection subject that the development is carried out in accordance with the construction method statement.

Public Consultation

No.s 39 Broad Street, 145 (flats 1-8) and 147 Friar Street and no.s 11-30 Queen Victoria Street were notified of the application by letter and a site notice was displayed outside the site on Queen Victoria Street.

No letters of representation have been received.

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 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 the listed building or its setting or any features of special interest which it possesses.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking

Reading Borough Local Plan 2019

EN1 Protection and Enhancement of the Historic Environment

EN16 Pollution and Water Resources

APPRAISAL**Historic Character and Appearance**

Policy EN1 seeks that listed buildings, including their settings, will be protected and where possible enhanced.

The existing gables are displaying signs of structural deterioration. The proposed pinning and stitching works would preserve and enhance the structural integrity of the roof gables with minimal impact on the external appearance of the roof. The proposed works would allow the gables to remain in place and would not require removal and reassembly and therefore avoid the associated risks of this in terms of damage to the roof. The repair works would preserve and enhance the historic character of the listed building and the setting of the other buildings within the listed terraces along Queen Victoria Street.

The proposals would accord with Policy EN1.

Other

A condition is recommended to ensure the proposals are carried out in accordance with an approved construction method statement to ensure that the proposals accord with Policy EN16 which seeks that proposals should not be damaging to the environment and sensitive receptors by way of pollution, Policy CC8 which seeks to protect the amenity of surrounding occupiers and Policy TR3 which seeks to ensure that proposals do not adversely impact on the functioning of the transport network.

RECOMMENDATION:

GRANT LISTED BUILDING CONSENT

Conditions:

1. 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.

2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- WYG Built Heritage Statement (October 2019)
- Structural Repairs - Condition Survey Report
- Barton Willmore covering letter ref. 25185/A3/GW/JEH/dw
- Thor Helical Crack Stitching Specification ref. CI/SFB Xt6 (November 2016)
- Thor Helical Heavy Duty Masonry Pinning ref. CI/SFB Xt6 (November 2016)
- Location Plan

Received by the Local Planning Authority on 1st November 2019

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.

3. 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.

4. The works hereby permitted shall not be carried out other than in accordance with the Volute Construction Management Plan - 1653 - 17-27 Queens Victoria Street Rev 0 (dated June 2019) received by the Local Planning Authority on 14th October 2019 and the

Logistic/Delivery Plan ref. 17-27 Queen Victoria Street Reading received by the Local Planning Authority on 17th July 2019.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019

Informatives:

1. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) or planning obligation (s) attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.
2. Officers have worked positively and proactively with the applicant.
3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
4. 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.