

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

Ward: Abbey

App Ref: 200535

Address: Blakes Lock Sewage Pumping Station, Gas Works Road, Reading, RG1 3EN

Proposals: Replacement of existing windows and doors.

Case Officer: Mr David Brett

Applicant: Thames Water Utilities Limited

Date received (valid from): 07/04/2020

Target Decision date: 21/07/2020. Decision date extended from 02/06/2020 to allow for submission of further supporting information.

1. INTRODUCTION

The proposal site is a detached Grade II listed building (list entry number 1248683) located on Gas Works Road, Abbey. The listing describes The Engine House, Gas Works Road as:

“Engine House. C.1870. Red brick walls with grey brick patterning; stone and grey brick dressings; cast iron small-pane windows; red tile roof. T-plan, the west block originally housing the boilers, the east block the steam engines. Later C19 addition in north east angle; further extended C20 chimney (to north west) demolished. Free gothic style. Main (south) elevation to River Kennet has, in gable to left, arcade of 3 bays, defined by plain brick piers carrying segmental arches. Centre bay has double-leaf doors, outer bays originally single doors, now timber casements, between brick panels, under full width cast iron overlights. Large sexfoil window to gable. Block to right has 3 pairs of pilaster buttresses with lancets between, above a tall plinth (pierced by two C20 windows). Intervening bays are to left, large gothic doorway with solid, shouldered head bearing arms of Borough of Reading and fitted with pair of three quarter glazed doors, all set in gabled brick panel; to centre bay, a cinquefoil window; to right, a round-headed doorway now blocked. Corbel-table in brick to eaves and verges, elaborately detailed. Gothic iron ventilators to ridge.”

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the replacement of existing windows and doors to the Listed Building.

Plans considered:

- Block Plan - BLAKES LOCK SPS 250
- Location Plan - BLAKES LOCK SPS 250
- Existing & Proposed North Elevation - 218.3.020
- Existing & Proposed East Elevation - 218.3.021
- Existing & Proposed South Elevation 218.3.022 Rev A
- Window Type 1 - Details - 218.3.140
- Window Type 2 - Details - 218.3.141
- Door Type 1 - Details - 218.3.142
- Blakes Lock Sewage Pumping Station - Listed Building Consent Statement

Received on 07/04/2020

- Blakes Lock Sewage Pumping Station - 20.07.14 R CC Schedule of Works

Received on 14/07/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 48 Kenavon Drive, Reading, RG1 3DH - No response has been received.
- Riverside Museum, Kenavon Drive, Reading, RG1 3DH - No response has been received.
- Conservation Area Advisory Committee - Response received on 20/05/2020
 - Paint should preferably be linseed oil-based as it gives a better finish than water-based paints.
 - Should any of the panes break when they are removed, they should be replaced with old glass of a similar weight.
 - The application states that ironmongery will be like for like. Will the grill on the doors be re-used or do they have to be replaced?
 - Can any of the other existing ironmongery be re-used rather than replaced?
 - Plans showing the exact profiles of the doors and windows should be provided before replacement work is carried out. e.g. plan 218.3.141 states: "All dims to be checked once work commences on site and once dimensions can be safely taken from supporting scaffolding / access platforms. Profile of frames and bead to be 'lamb's tongue' with exact profile to be templated using existing profiles taken from site."
 - We note the use of accoya rather than standard soft wood and wondered why?
 - Reading CAAC supports this application.

4.2 RBC Heritage Consultant - Response received on 13/05/2020

- I would need more justification in particular for the replace of the decorative windows WG01, WG012, WG06 and especially WG03, which is the cinquefoil window described in the Listed Building description and door DG02.
 - "Intervening bays are to left, large gothic doorway with solid, shouldered head bearing arms of Borough of Reading and fitted with pair of three quarter glazed doors, all set in gabled brick panel; to centre bay, a cinquefoil window; to right, a round-headed doorway now blocked."
- From the photos these windows appear original and not beyond repair, so what would be the justification for their replacement?
- It should also be noted that double glazed replacement will not be possible in these windows, as secondary glazing would be recommended and further details of the doors and windows (materials and design) to replace them would be required via conditions, if consent were granted.
- Heritage Consultant - Further response received on 17/06/2020
 - Response based on further supporting information submitted by email from the agent.
 - Requested that the applicant be more specific in writing as to the nature of the works proposed for each door and window type. A schedule of works for was provided by the agent on 14/07/2020.
- Heritage Consultant - Further response received on 15/07/2020
 - I consider the information in the 20.07.14 R CC Schedule of Works to be sufficient.
 - Recommended condition to any approval for submission of further details.

A site notice was displayed from 4th May 2020, expiring on 25th May 2020 - no responses have been received. A press notice was published on 23rd April 2020, expiring on 14th 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
CC8 Safeguarding Amenity

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 schedule of works provided to support this application details which windows and doors are to be replaced or retained as part of the proposed works. In line with policy EN1, it is considered that the proposed works would not detrimentally impact the historic interest of the grade II listed building as detailed in the plans provided and schedule of works. However, further section drawings and material specifications for new windows doors and openings must be submitted and approved by the LPA prior to the works specified within this application are carried out. Detailed materials and section drawings were not available to assess as part of this application as the proposed works have yet to go out to tender. It is expected that once a contractor has been selected for these works that the further information be submitted for approval to the local authority. Therefore, a condition securing further information prior to the commencement of works will be attached to the decision for this application.

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. The nature of the proposal being for the replacement of windows and doors would not represent a significant alteration to the built form of the proposal site. As such it is not considered that there would be a detrimental material impact to neighbouring properties or the setting of the surrounding 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:

- Block Plan - BLAKES LOCK SPS 250
- Location Plan - BLAKES LOCK SPS 250
- Existing & Proposed North Elevation - 218.3.020
- Existing & Proposed East Elevation - 218.3.021
- Existing & Proposed South Elevation 218.3.022 Rev A
- Window Type 1 - Details - 218.3.140
- Window Type 2 - Details - 218.3.141
- Door Type 1 - Details - 218.3.142
- Blakes Lock Sewage Pumping Station - Listed Building Consent Statement

Received on 07/04/2020

- Blakes Lock Sewage Pumping Station - Schedule of Works

Received on 14/07/2020

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.

Submission of Further Details

The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, with materials annotated, of all new windows and window openings (including surrounds) at a minimum scale of 1:10;
- b) Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details at a scale of 1:1;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus 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.