

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201406

Address: 21 Castle Street, Reading, RG1 7SB

Proposals: Ceiling, plaster and joinery repairs from second floor to basement level following escape of water from top floor.

Case Officer: Mr David Brett

Applicant: Mr Benjamin Dineen

Date received (valid from): 06/10/2020

Target Decision date: 04/12/2020, extension of time agreed from 01/12/2020.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1303700) located on Castle Street. 21 Castle Street is within the St. Mary's Butts/Castle Street Conservation Area. The listing describes 21 Castle Street as:

"CASTLE STREET 1. 5128 (South Side) No 21 SU 7173 SW 2/53 II GV 2. Early C19. 3 storeys. Stucco. String at 2nd floor level. Moulded cornice. Parapet. Slate roof. A symmetrical front. 3 glazing bar sash windows to upper floors. Arched doorway in channelled surround, with good contemporary fanlight. Mid C19 shop front with dentilled cornice, projecting fascia brackets and 4-pane centre window, entered from left."

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for ceiling, plaster and joinery repairs from second floor to basement level following escape of water from top floor.

Documents and plans considered:

- Block Plan
- Impact & Justification Heritage Statement in Support of Internal Repair Works at 21 Castle Street, Reading Rg1 7sb - 201614
- Schedule of Works Reading Berkshire Rg1 7sb with Approximate Quantities for Escape of Water Repairs at 19-21 Castle Street - 201614/BA
- 19 Castle Street, Reading - Photographs of Damage

Received on 02/10/2020

- ~~Floor Plans of Work Area 19 Castle Street, Reading, RG1 Listed Building Application~~

Received on 01/12/2020

- Floor Plans of Work Area 19 Castle Street, Reading, RG1 Listed Building Application (Amended)

Received on 03/12/2020

3. RELEVANT PLANNING HISTORY

930888/ LBC - Closure of openings at 1st and 2nd floor levels to create two separate units. - Application Permitted on 07/03/1994

980463/LBC - Installation of ties and related works to retrain bulged front elevation, at first and second floor levels - Application Permitted on 07/04/1998

030060/LBC - Change of use to mixed B1 and D1 usage. Add stud partitions to ground and second floors. Formation of openings to rear classrooms at ground and first floor by removing existing walls. - Application Permitted on 08/07/2003

030926/FUL - Change of use to mixed office B1 and training/ education D1 use. Open up original window opening to side and install new window - Application Permitted on 09/07/2003

030927/ADV - Brushed steel or aluminium business name sign for potential new owner. - Application Permitted on 18/08/2003

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 19 Castle Street, Reading, RG1 7SB - No Response Received.
- Flat 1, Blackall Court, 25 Castle Street, Reading, RG1 7RY - No Response Received.
- Flat 2, Blackall Court, 25 Castle Street, Reading, RG1 7RY - No Response Received.
- Flat 3, Blackall Court, 25 Castle Street, Reading, RG1 7RY - No Response Received.
- Flat 4, Blackall Court, 25 Castle Street, Reading, RG1 7RY - No Response Received.
- Flat 5, Blackall Court, 25 Castle Street, Reading, RG1 7RY - No Response Received.
- Flat 6, Blackall Court, 25 Castle Street, Reading, RG1 7RY - No Response Received.
- Flat 7, Blackall Court, 25 Castle Street, Reading, RG1 7RY
- Reading Borough Council, Heritage - Response received on 04/12/2020
 - The proposed works have been documented and discussed with the Planning Officer.
 - Extra details have gradually been submitted over the last 2 weeks by the agent, including plans and photos of the areas of damage.
 - There has been a detailed scope of works submitted which address the works to be carried out.
 - The works are essentially like for like replacement.
 - The works are supported and now the extra documentation has been submitted there are no objections.

A site notice was displayed from Thursday 5th November 2020, expiring on Thursday 26th November 2020 - no responses have been received. A press notice was published on Thursday 15th October 2020, expiring on Thursday 5th November 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

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.*

A comprehensive schedule of works has been provided to support this application, which includes repair works from the basement up to the second floor of 21 Castle Street due to water damage. Floor plans and photographs have been provided to give context to the extent of the water damage and the repair works required. The materials specified on the application form and schedule of works consist of like for like replacements. This includes replacement materials and treatment to the walls, ceiling and floor.

Works to the second floor consist of the replacement of the existing plywood flooring with like for like. The flooring has been specified as not original to 21 Castle Street. The first floor works consist of replacing the walls and ceiling, there is clear sign of water damage to the property as evidenced in the photographs provided. Cornices to the perimeter of the rooms on the first floor are to be retained and repaired. The ceiling to the rooms on the ground floor is to receive renewed lather and plaster. The water damaged walls and ceilings consist of plasterboard, signs of water damage will be cut out and renewed.

Overall, the proposed works are considered to revitalise the listed building, having clearly suffered water damage. With the proposed works considered essential to listed building in the long term. The proposed repair works to 21 Castle Street are considered acceptable and not to detrimentally impact the character and appearance of the listed building in accordance with policy EN1.

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 within this application are considered a requirement and appropriate to preserve the interest, character and architecture within the 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:

- Block Plan
- Impact & Justification Heritage Statement in Support of Internal Repair Works at 21 Castle Street, Reading Rg1 7sb - 201614
- Schedule of Works Reading Berkshire Rg1 7sb with Approximate Quantities for Escape of Water Repairs at 19-21 Castle Street - 201614/BA
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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 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.