

Delegated Application Report

Address: 20 Belle Vue Road, Reading
Application No: 200037/LBC
Proposal: Listed Building Consent for proposed demolition of an existing outbuilding together with construction of a rear extension and internal alterations.
Target Date: 20/03/20
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

The application site relates an end of terrace dwelling. A wall running along the boundary of the site belongs to a Grade II listed building.

The listing for the building is as follows:

61-79 (odd) Baker Street
Before 1840 (shown on Edward Weller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61 plate glass). 4 panel door with radiating fanlight on ground floor. 1 window and door to basement.
Listing NGR: SU7067173173

2. PROPOSALS:

The proposal consists of a rear extension and demolition of an existing outbuilding.

3. PLANS SUBMITTED:

The agent supplied the following plans, photographs and information:

Drawing No. 1973-10 Existing Ground and 1st Floor Plans
Drawing No. 1973-11 Existing Section
Drawing No. 1973-12 Proposed Ground and First Floor Plans
Drawing No. 1973-13 Proposed Section
Drawing No. 1973-14 Proposed Elevation
Received 13th January 2020

4. RELEVANT PLANNING HISTORY:

None relevant to this application.

5. CONSULTATION RESPONSES:

EXTERNAL

A site notice was displayed January 28th 2020 receiving no comment.

INTERNAL Heritage

Our Heritage Consultant provided the following comments:

Regarding 20 Belle Vue, the building is within the Russell Street and Castle Hill, Reading, which includes earlier buildings in the Conservation Area built from brick or stone, and rendered with stucco, as can be seen along Castle Hill. However, the predominant material is red brick, made locally, and this is the most popular material for the houses in Oxford Road, Russell Street, Coley Hill, and the intervening streets. Towards the end of the 19th century, Reading became known for the use of differently coloured bricks, often white with red or cream, creating a variety of patterns. Examples can be seen in Belle Vue Road and Field Road. These are well detailed houses of the late 19th century, and Belle Vue Road contains two terraces of well detailed terraced houses, with multi-coloured brickwork.

20 Belle Vue is a Building of Townscape merit within the Conservation Area.

The proposals consist of a single storey rear, kitchen extension.

In view of the location of the proposed extension to the rear and the single storey height, the proposals are not considered to harm the conservation area or the setting of the adjacent Listed Building.

Should RBC be minded grant permission, then a condition requiring a sample of brick to match the existing is recommended.

6. 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.

7. RELEVANT PLANNING POLICY, GUIDANCE AND LEGAL 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. The Development Plan for Reading relevant to the application site comprises the *Reading Borough Local Plan (2019)*.

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 '*National Planning Policy framework*' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

8. APPRAISAL

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy EN1 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

Further to the consultation response received from the RBC Heritage Consultant the proposed works are considered acceptable. They are unlikely to result in harm to the special interest of the listed building provided conditions on approving materials is included.

Overall, the proposal is not considered to adversely impact the heritage asset or the wider conservation area. Therefore, the proposal is considered to accord with Policies CC7, EN1, EN3 and EN12.

10. CONCLUSION

GRANT

APPENDIX

Site photo from 28th of January 2020.







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PLANNING APPLICATION
(In Areas Listed Buildings and Conservation Areas)
Regulations 1990

Readers are asked to give permission which the Local Planning Authority considers appropriate in the presence of a conservation area.

Application Details:
Address: 17/02/2020
Type: Rear extension
Description: Rear extension and substituting together with construction of a rear extension

For further information and other documents submitted, can be viewed at the Planning Department, Reading Borough Council, or are available for inspection Monday to Friday, 10am to 5pm at the Reception, Civic Centre, Reading RG1 2LU.

For further information about the application can submit their comments, please contact the Planning Department, Reading Borough Council, or are available for inspection Monday to Friday, 10am to 5pm at the Reception, Civic Centre, Reading RG1 2LU.

17/02/2020

