

DELEGATED APPLICATION REPORT

Target Date: 14/02/2020

Application No: 192029/FUL

Address: 21-23 St Mary's Butts, Reading, RG1 2LN

Ward: Abbey

Case Officer: James Schofield

Proposal: Part replacement ground floor frontage to Hosier Street, erection of retractable canopy and two open huts to inner courtyard. Replacement externally illuminated fascia and hanging signs and non illuminated high level roundel.

1. SITE DESCRIPTION AND CONTEXT

The development site relates to a pub at the corner of St Mary's Butts and Hosier Street. The site includes glass curtain-wall shop-front windows and fascia boards. The site lies adjacent to the St Mary's Butts Conservation Area and opposite St Mary Minster church - Grade II*. To the rear it adjoins Broad Street Mall - a large shopping centre where planning permission has recently been granted for a hotel on the adjacent site to the west.

2. PROPOSAL

The application seeks permission for the replacement of the glass curtain-wall windows with glazed windows with wooden stall risers in black; the installation of a retractable canopy to the rear; the erection of faded striped-rainbow 'Beach Huts to the rear; and the replacement of existing fascia like for like in white with black aluminium lettering reading 'THE BOUNDARY' externally illuminated (related advertisement application ref: 192030).

3. CONSULTATION

Neighbours

A site notice was displayed from 14 January 2020. No comments have been received.

Transport

No objections with recommended condition.

Thames Valley Police Service

Comment sought but not received prior to determination.

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following:

Drawing No: 596267-3 Proposed Signage St Mary's Butts Elevation

Drawing No: 596267-4 Proposed Signage Hosier St Elevation

Drawing No: 3271:25 Proposed External Beach Huts

Drawing No: 3271:40 Existing Front and Rear External Elevation

Drawing No: 3271:41 Existing Side Existing External Elevation

Drawing No: 3271:43 Proposed Side External Elevation

Renders on A4

Renders on A3

As received 20 December 2019

Drawing No: 3271-44 Site Location Plan
As received 13 February 2020

5. RELEVANT PLANNING HISTORY

None relevant.

6. LEGAL AND PLANNING POLICY CONTEXT

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.

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'. The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019):

CC7: Design and the Public Realm

TR3: Access, Traffic and Highway-Related Matters

OU5: Shopfronts and Cash Machines

EN1: Protection and Enhancement of the Historic Environment

8. APPRAISAL

8.1 Principle of development

The application seeks alterations to the front elevations and rear outdoor area of a pub. Such works are supported in principle by policies of the Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of the development are not harmful. This will be considered in more detail in the following sections.

8.2 Character

Policy CC7 of the Reading Borough Local Plan (2019) requires development to be of a high design quality that maintains and enhances the character and appearance of the area in

Reading in which it is located. Policy OU5 provides further clarity to the question of what high design quality is as it relates to shopfronts in that;

- fascia boards should be lower than first floor windows,
- avoid visually combining multiple units,
- present an active frontage to the street at all times, and
- canopies and blinds should be for shading purposes and retractable.

The appearance of the partially implemented changes to the fascia and windows are considered to be broadly like-for-like, and best described as an update to that which was in place before. The inclusion of a canopy to the rear is deemed to not be visually prominent or permanent in nature due to the retractability feature. The faded rainbow coloured 'Beach Huts' are partially obscured by the boundary wall running the length of Hosier Street and do not significantly harm how the site is viewed from Hosier Street or the adjacent conservation area nor harm the setting of the Minster.

While the design of the proposed works is modern, these changes are not considered to result in any material harm to the immediate character or appearance of the pub, the wider building or the historic context including adjacent listed buildings and conservation area. As such, the proposal is considered to comply with Policies CC7, OU5 and EN1 of the Local Plan 2019.

8.2 Transport

No works considered by this application could cause a physical obstruction to members of the public using the highway. Light pollution is considered a possible danger to the safe operation of the transport network. The Professional Lighting Guide indicates that signs in urban areas up to 10 m² should have a maximum permitted recommended luminance of 600 cd/m². In line with this, Transport Officers recommended a condition to control advert luminance to 600 cd/m². The signage proposed includes external illumination up to 500 cd/m² for the fascia sign and 200 cd/m² for the hanging sign, both on white backgrounds. Permitted development rights allow for the replacement of elements of a development like-for-like, and as such, a condition controlling levels of luminance up to 600 cd/m² is considered prudent and sufficient to ensure the proposal remains acceptable in terms of Policy TR3 of the Reading Borough Local Plan (2019).

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT

11. CONDITIONS

Classification: OFFICIAL

1. TL1 Time
2. M3 Specified materials
3. AD1 Luminance Restrictions

Classification: OFFICIAL