

Delegated Application Report

Address: Watlington House, Watlington Street

Application No: 191489

Proposal: Application for Listed Building Consent for the replacement of 5 individual sashes (windows) on the west face of the house

Target Date: 13/11/19

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site is a Grade II* listed building and sits on the corner of Watlington Street and South Street and is within the Eldon Square Conservation Area. The property was the home of Kendrick School between 1877 and 1927.

The listing for the property is as follows:

WATLINGTON STREET 1. 5128 (West Side) No 44 (Watlington House) SU 7273 7/257 22.3.57. II 2. In 2 parts The western part built 1688 for Samuel and Anne Watlington, see rainwaterheads: 1688 W S A The eastern part said to have been added 1763 (Probably earlier). The whole is a rectangle of red and silver grey brick with a raised brick string at 1st floor level. Moulded and bracketed wood eaves cornice. Hipped old tile roof, brick end chimneys, dormered to west; valley roof with dormers facing valley. East front: 2 storeys and attic with modillion eaves cornice. 2 large flanking 3-light windows, glazing bar sashes and 2 dormers. Central, possibly circa 1688, double doors each of 5 heavily moulded panels with moulded architrave surround, frieze and cornice supported by flanking curved consoles and with carved keystone. Cornice breaks forward over consoles. Single central 1st floor window over. The west front: 2 storeys, attic and basement. 4 dormers with moulded pediments and C18 casements. 4 ranges of C18 glazing bar sash windows over 4 basement windows and central garden door with moulded architrave surround in trellis porch and central half-landing stair window above it under a moulded brick pediment. A single storey service wing to right. Original mullion and transom windows on ground floor of north front. Interior: panelled hall with 2 arch screen on fluted piers. Turned balusters to stairs (straight string), double ramped mahogany dado rail and baluster rail, panelled. dado (circa 1740 probably). Samuel Watlington was Mayor of Reading in 1695 and in 1711.

Listing NGR: SU7224773167

In addition to the building, the wall enclosing the site (located to the west of the building is Grade II listed. The listing for the wall is as follows:

WATLINGTON STREET 1. 5128 (West wide) Walls enclosing garden to west of No 44 (Watlington House) SU 7273 7/257A 22.5.57. II 2. Late C17 or early C18. Massive brick and flint walls of varying heights. North and south walls about 80-90 yards long. West wall about 30 yards long.

Listing NGR: SU7218873139

Proposal:

The proposal seeks to replace 5 individual sash windows on the west face of the house.

Plans Submitted:

Watlington House Window Profiles 1:1

Received 5th November 2019

West Elevation - Sections D-D

Received 18th September 2019

Location Plan

Received 17th September 2019

Watlington House Top Sash (A)
Watlington House Bottom Sash (B)
Watlington House Top Sash (C)
Watlington House Design and Access Statement
Watlington House Heritage Statement

Received 16th September 2019

Relevant Planning History:

182240 - Erection of new dwarf wall and railings to the street frontage and reformatting the forecourt - being determined alongside this application.

170606 - Creation of an opening within the brickwork partition subdividing the first floor office rooms at the North western corner of Watlington House. - Application Permitted

140484 - Enlarged gateway for vehicles and pedestrians off South Street (retaining existing widened temporary opening) - Application Permitted

120545 - Temporary widening of an existing access including partial demolition and then reinstatement of a listed wall and timber gate, and erection of a temporary security gate in order to facilitate access to carry out Water Infrastructure Works - Application Permitted

Consultation Responses:

External Consultation

Number 46 Watlington Street was consulted via letter on 02/10/19. No representations were made.

A site notice was displayed at the site between 03/10/19 - 24/10/19. No comments were received from members of the public.

An advert for the application was also printed on 07/10/19

Internal Consultees

Heritage

The Council's heritage consultant did not raise any objections to the proposal following the receipt of a more detailed plan showing proposed sections. If this had not been provided, a pre-commencement condition would have been attached to the consent.

CAAC

No comments received.

Historic England

Extra detail required on the proposed sections of the windows. This was addressed and reviewed by the Council's Heritage Consultant.

Summary of discussions with applicant/agent:

Revised plans were submitted giving greater detail on the proposed sections of the windows.

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.

Relevant Planning Policy and Guidance and Legal 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.

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.

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document and Central Area Action Plan) 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).

Relevant Policies:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

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 of modest scale and are seeking to preserve the features of the listed building with like-for-like replacements.

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

Conclusion

GRANT 191489/LBC

Subject to the following conditions:

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:

Drawing No:

Watlington House Window Profiles 1:1 - Received 5th November 2019

West Elevation - Sections D-D - Received 18th September 2019

Location Plan - Received 17th September 2019

Watlington House Top Sash (A) - Received 16th September 2019
Watlington House Bottom Sash (B) - Received 16th September 2019
Watlington House Top Sash (C) - 16th September 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.

Informatives

1. Your attention is drawn to the terms and conditions of this consent. Any works which are carried out but which differ materially from the approved plans and details, or does not comply with any condition(s) or 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. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.
4. The decision to grant consent follows the positive and proactive consideration of the issues raised by this application and issuing the decision within the statutory time period.