

Delegated Application Report

Address: 31 Shinfield Road, Reading, RG2 7BN
Application No: 191549/LBC
Proposal: Removal internal non-structural wall. Construct stud walls. Excavate the floor slab to allow the installation of new below ground drainage for the bathroom. Installation of secondary double glazing to the inner face of the windows. Line the external walls with insulation backed plasterboard. Line the angled sections of the ceilings with insulation backed plasterboard. Complete rewiring of the property. Main cables to be run within the roof void.
Target Date: 27/11/19
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

The site to which this application relates is 31 Shinfield Road, a single storey detached dwelling at the corner of Shinfield Road and Chancellor's Way. The lodge is Grade II listed.

The listing for the building is as follows:

SHINFIELD ROAD 1. 5128 No 31 (Lodge to Whiteknights Park House) SU 77 SW 17/566 II 2. Late C19. Single storey asymmetrical lodge formerly serving Whiteknights Park House. Red brick with a diaper of grey headers. Slate roof. 2 gables to front with bargeboards. Porch to right, bay window to left. Paired octagonal chimneys. Gabled projection to road. Decorative timbering in gable to east. Brick gate pier and quadrant dwarf wall with railings. Listing NGR: SU7295671790

2. PROPOSALS:

The proposals consist of internal repair and re-configuration as follows:

- Removal internal non-structural blockwork wall (1970s);
- Construct stud walls for internal bathroom;;
- Excavate the floor slab to allow the installation of new below ground drainage for the bathroom;
- Installation of secondary double glazing to the inner face of the windows;
- Line the external walls with insulation backed plasterboard;
- Line the angled sections of the ceilings with insulation-backed plasterboard;
- Complete rewiring of the property; and
- Main cables to be run within the roof void.

3. PLANS SUBMITTED:

The agent supplied the following plans, photographs and information:

Design Statement: 31 Shinfield Road, Reading, RG2 7BN

Drawing Ref: SP001 Site and Location Plan

Drawing Ref: A001 Existing Floor Plan

Drawing Ref: A002 Proposed Floor Plan

Received 26th September 2019

4. RELEVANT PLANNING HISTORY:

None relevant to this application.

5. CONSULTATION RESPONSES:

EXTERNAL

A site notice was displayed and no comments were received from members of the public.

INTERNAL

Heritage

Our Heritage Consultant provided the following comments:

The proposals are confined to the interior of the Listed Building in order to upgrade the property to modern standards of accommodation. The works are additions to the property in form of studs walls and conversion of the existing Living Room to a Bathroom, with addition of drainage through to the exterior and new electrics.

The proposals are not considered to harm the special interest of the Listed Building, subject to conditions requiring the retention of features of interest including the tiled flooring and the existing chimney breast. The following conditions are recommended:

DETAILS - SECONDARY GLAZING

Before the relevant part of the work is begun, a plan and elevation drawing, of the new secondary glazing windows with materials annotated, at a minimum scale of 1:10, shall be submitted to and approved in writing by the Local Planning Authority.

RETENTION OF INTERNAL FEATURES

Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, floor tiles, floorboards or fireplaces may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Ecology

Our Ecology officer provided the following comments:

Although the bat survey was not undertaken in strict accordance with the Bat Conservation Trust's Bat Survey Guidelines which state that dusk surveys should commence 15 minutes before sunset and dawn survey should finish 15 minutes after dawn, whereas the dusk survey started 10 minutes before dusk and the dawn survey finished at dawn, the findings of the report that the building is unlikely to host roosting bats is likely to be accurate. As such, since bats are unlikely to be affected by the proposals there are no objections to this application on ecology grounds.

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 and 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) (Core Strategy and Sites and Detailed Policies Document) 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)
EN12 (Biodiversity and the Green Network)

9. 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 protecting the tiled flooring and the existing chimney breast.

Overall, the proposal is not considered to adversely impact the heritage asset or the wider conservation area. Furthermore it seems unlikely any protected species will be harmed as a result of these works. Therefore the proposal is considered to accord with Policies CC7, EN1, EN3 and EN12.

10. Conclusion

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Subject to the following conditions:

1. LB1 Time limit Listed Building (Works)
2. LB2 Listed Building (Works Specification)
3. MLC Listed Buildings materials to be approved
4. MLB Listed Buildings materials to match

Informatives

1. 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.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period