

DELEGATED APPLICATION REPORT

Address: 20 Queen Victoria Street
Application No: 180950 / LBC
Proposal: Relocation and replacement of front door
Applicant: Miss Cathy Barnes
Date received (valid from): 18/01/2019
Target Decision date: 15/03/2019
Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a four storey Grade II listed building on the east side of Queen Victoria Street. The listing description is as follows:

QUEEN VICTORIA STREET 1. 5128 Nos 1 to 31 (odd) Nos 2 to 32 (even) SU 7173 NE 1/558 SU 7173 SW 2/558 SU 7173 SE 3/558 SU 7173 12/558 II 2. Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables).

The building is not located within a conservation area, however it is located within an Air Quality Management Area.

2. The Proposal

Listed building consent is sought to relocate and replace the front door. As existing, the front door is recessed 0.7m from the building line. It is proposed to relocate the door so that it is in line with the front building line.

3. Consultation

Neighbours consultation:

12 - 16, 16 & 24 Queen Victoria Street have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

RBC Heritage Consultant:

The RBC heritage consultant did not raise any objection to the proposed works.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing Title:

- 22, Queen Victoria Street, Reading, RG1 1TG - Site Plan
- 22, Queen Victoria Street, Reading, RG1 1TG - Location Plan
- Lease Plans, Drawing no.: 01
- Design and Access Statement

As received: 06/06/2018

- Thames Valley Window Company, Project Ref: New Resited Entrance Door
- Heritage Statement

As received: 31/10/2018

5. Relevant Planning History

060398 - LBC - Additional fire exit door added to shop front and main entrance door set into recess to enable door to open outwards - Application Permitted

060782 - LBC - Shop fitting, new section of shopfront to match existing and full decoration of whole. New back lit shop sign, new hanging sign - Application Permitted

061357 - FUL - New section of shop front to match existing. Full redecoration of whole - Application Permitted

061411 - ADV - Erection of part back-lit 'Ladbrokes' shop sign - Application Permitted

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 Guidance

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 Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

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.

The '*National Planning Policy framework*' ('NPPF') 2012 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:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS33 Protection and Enhancement of the Historic Environment

9. Appraisal

Historic Character and Appearance

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 CS33 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 to be relatively modest in scale. Given that the existing door is not an original feature, or of any value to the historic character of the building, and in the context of the door being sited between two modern shop fronts, it is considered that the proposed works will be to the benefit of the and enhance the character and appearance of the historic asset.

Given the nature of the proposal, the significance of the heritage assets is not considered to be adversely affected. Nor would there be any adverse impact on the character or appearance of the street scene. Further, it is considered that the proposed works would preserve the character and appearance of the heritage asset.

The proposal accords with Policy CS33.

10. Recommendation

Grant listed building consent, 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. 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 CS33.

3. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

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- 22, Queen Victoria Street, Reading, RG1 1TG - Site Plan
- 22, Queen Victoria Street, Reading, RG1 1TG - Location Plan
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As received: 06/06/2018

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As received: 31/10/2018

Reason: This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

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 construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. 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.

