

Delegated Application Report

Address: 140 Castle Street, Castle Hill

Application No: 190346/LBC

Applicant: Miss Kimberley Garcia

Proposal: Internal and external repair works to listed building (part retrospective)

Target Date: 07/05/19

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site is a Grade II listed building located on the north side of Castle Street, Castle Hill. The property is part of a listed terrace of 6 properties. The site is located within the Russell Street/ Castle Hill Conservation area and is also located within an air quality management area.

The listing for the property is as follows:

CASTLE STREET 1. 5128 (North Side) Castle Hill Nos 134 to 144 (even) SU 7073 12/43 II GV 2. Early C19. 3 storeys with basement. Symmetrica 1 terrace of 6 houses, the 2nd and 3th houses in projecting gabled bays. Rendered Bath stone front. Flat eaves. Hipped slate roof and 4 brick chimney stacks. String at 1st floor level, mentioned on previous list, removed. Glazing bar sash windows. Ground floor, 9 round headed windows on panels and 4 doors, No 144 has door to west. 12 windows on 1st floor. 2nd floor has 1 window in each gable and 4 large bullseye windows (altered). A good design.

Proposal:

The proposal is for the re-roofing of the property and tanking of the basement. The property currently suffers from damp.

The works include:

Roof

- Re-roofing of the property involving removal of slates and ridge tiles;
- Re-felt and batten the roof with breathable roofing felt; and
- Strengthening of roof
- Replace slates with Ribera Natural slate

Basement:

- Remove existing hard cement render and plaster
- Remedial re-plastering in breathable lime mortar
- Waterproofing of underground vault only fitting lola cavity drainage system with membrane
- Aqua channel around perimeter of basement with sump chamber
- Dry line ceilings and walls with timber batten
- Fit plasterboard and skim

The works to the roof have already commenced without listed building consent.

Plans Submitted:

The agent supplied the following:

Location Plan

Photographs
Design and Access Statement Ref. REA-791971
Received 5th March 2019.

Proposed roof & basement works to 140 Castle Hill, Reading, Berks. Revised following site meeting.

Ref - REA- 791971

Dated 10th April 2019.

Relevant Planning History:

910463 - Renovate and paint exterior front - Application Permitted

Consultation Responses:

External Consultation

The following addresses were formally consulted via letter on 12/03/19:

136, 138, 142, 144a Castle Hill

A site notice was displayed at the site until 3rd April 2019.

One response was received from adjoining neighbour, no. 138 Castle Hill, and reads as follows:

Contrary to the statement provided by the applicant, Mr and Mrs Mealing - adjoining neighbours (138) - have not been advised of, or approved any of the proposed works and have objected to the works being started without consent. The works as already started without consent have caused damage to top floor ceilings at 138 Castle Hill. There is concern that damp proofing works in the basement could adversely affect Mr and Mrs Mealing's property and having spoken to the insurers of 138 Castle Hill, they have requested full details of the proposed works. The basement of 138 does not currently suffer any damp problems other than occasional rainwater ingress in the coal cellar which does not affect the living areas of the basement in any way, and has not required any specialist remedial treatments.

Works to the basement of 140 Castle Hill, if approved, must be guaranteed not to create any damp or other structural problems for neighbouring properties and it's suggested that the owners of 140 Castle Hill, should provide indemnity against future damage that could be caused by modern and/or inappropriate treatments that could cause secondary damage to the neighbouring properties. We would prefer that traditional building methods and materials are employed.

Officer comment: The damage that may have occurred at no. 138 due to the works is not a matter which the council can consider under this listed building consent application. However an informative will be attached to this listed building consent advising the applicant that building regulations approval may be required. Officers can only recommend that the occupiers of 138 Castle Hill also contact the council's Building Control department for further advice on this matter. In addition, a party wall agreement may also be a further avenue to explore.

The LPA cannot enforce that the applicant provide indemnity against future damage under this application. This is a civil matter between the applicant and neighbour, but again, the council's Building Control department may be able to provide further guidance on any damage that may have been created.

The planning department can only assess the principle of the proposed works and the materials to be used, and as such, the concerns raised regarding the works themselves cannot be considered in this report.

A schedule of the works can be found on the Council's website attached to this application and is referenced:

Proposed roof & basement works to 140 Castle Hill, Reading, Berks. Revised following site meeting.

Ref - REA- 791971

Dated 10th April 2019.

If a more detailed schedule of works is required for insurance purposes then this will have to be arranged with the applicant separately and not through the council.

Internal Consultees

Heritage

The Council's heritage consultant did not raise any objections to the proposal based on the information provided.

CAAC

No response received.

Summary of discussions with applicant/agent:

A revised information pack was submitted on 10th April which condensed the previously submitted information.

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 Development Framework Core Strategy (2008) (Altered 2015):

CS7 (Design and the Public Realm)

CS33 (Protection and Enhancement of the Historic Environment)

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 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 conversation with the Heritage consultant, it is considered that the proposal is acceptable based on the details provided. The re-roofing is considered acceptable and the tiles are to be of similar appearance to those that are being removed and therefore are this element of the works is not considered to have an adverse impact on the street scene or the listed terrace.

The tanking of the basement is considered acceptable and an overview of the schedule of works has been outlined. Given the context of the situation (that the tanking is proposed to preserve the building against damp), it is considered these works that will help preserve the listed building in the long term.

For the reasons outlined above, the proposed works are considered acceptable given the damp issues at the site. The proposal is not considered to affect the existing street scene, nor impact neighbouring properties in terms of design and appearance. The comments received by the occupiers of no. 138 have been acknowledged earlier in the report.

Therefore the proposal complies with Policy CS33.

Conclusion
GRANT 190346/LBC

Subject to the following conditions:

Conditions

1. The consent relates only to the following documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted information:

Proposed roof & basement works to 140 Castle Hill, Reading, Berks. Ref - REA-791971, dated and received 10th April 2019.

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).

3. The materials to be used in the proposed works shall be:

Ribera Natural Slate
New Roofshield breathable roofing felt
Pre-treated timber batten
Breathable lime plaster
Lime mortar
Isola platon membrane
Aqua channel
Timber batten
Plasterboards
Plaster

The works shall be completed using the approved materials.

Reason: in the interests of ensuring that the new development respects the character and appearance of the listed building, therefore complying with policy CS33.

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. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke

from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
5. The decision to grant consent follows the positive and proactive consideration of the issues raised by this application and issuing the decision within the agreed extended time frame.