

DELEGATED APPLICATION REPORT

Address: 27 Eldon Square

Application No: 181588/FUL

181589/LBC

Proposal: A new additional condenser unit for air-condition system. A replacement window to the lower ground floor side elevation. Repairs and refurbishments to the boundary walls.

Applicant: Ms Emily Blanden

Date received (valid from): 15/10/2018

Target Decision date: 10/12/2018

Agreed Extension of Time:

Case officer: Tom French

1. Site description and Surrounding Area

The application site is situated on the eastern side of Eldon Square, and comprises a circa. 1840s Grade II Listed, two-storey, semi-detached building finished in Bath stone, with an attic and basement.

The site is located within the Eldon Square Conservation Area and the property is directly opposite the King George V Memorial Garden. All of the buildings within Eldon Square are listed buildings with the exception of the three storey office block (Eldon Court) to the south No. 27.

2. The Proposal

Full planning permission and listed building consent are sought to add a new air conditioning condenser unit, replace a ground floor side window and to repair and refurbish the boundary wall.

The new condenser unit would be sited to the rear of the existing single storey side projection.

The proposed window would have a painted timber frame and be of the same dimensions and sited in the same location as the existing ground floor side facing window.

It is proposed to repair and make good the existing boundary wall.

3. Consultation

Neighbours consultation:

A site notice has also been displayed at the site.

No responses have been received.

Heritage:

The RBC Heritage Consultant raised no objection subject to a condition prohibiting the use of a cement based mortar in repairing the boundary wall.

Environment Protection:

The RBC Environmental Health Officer provided a consultation response raising no objection to the application subject to a condition limiting the hours of use of the condenser unit.

4. Plans and Documents Considered

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

Drawing Title:

- Heritage statement List entry: 1321945
- Location Plan
- Window Detail
- Plans Detail 1 : 100

As received: 15/10/2018

- RAC standard inverter outdoor unit (SRC**ZMP-S)
- Design & Access Statement
- Plans Detail 1 : 100 (existing)
- Existing Detail
- Proposed Detail

As received: 07/09/2018

5. Relevant Planning History

180341-LBC - Installation of a second condenser unit to the roof to be mounted behind an existing unit as approved. Withdrawn 10/05/2018

161472-APC - Discharge of condition 2 (materials) of listed building consent 160922. 31/08/2016

160922-LBC - Remedial works to external steps and associated masonry to main entrance and provision of new handrails. Permitted 26/07/2016

140392-LBC - Installation of an air conditioning condensing unit on the side of the property. Permitted 23/06/2016

11-01752-LBC - Internal and external works including re-siting of doorway, two new doors and replacement of second floor dormer window. Permitted 30/01/2012

11-01751-FUL - Change of use of lower ground floor from office to 1 x one-bed flat. Permitted 30/01/2012

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.

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') 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)

CS7 Design and the Public Realm
CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding Amenity

9. Appraisal
181588/FUL:

Design, impact on the host building, character of the area and street scene

Each element of the proposed development is assessed in turn below.

Condenser unit:

The proposed air conditioning condensing unit would be located to the rear of the property and as such would not be visible from the street scene or public realm. Given the relatively minor scale of the proposal, that there is already one condenser unit associated with the property and the discreet positioning of the proposed unit, it is not considered that the condenser would have a significant detrimental impact upon the character of the host building or surrounding area.

Ground floor side window:

It is proposed to replace the existing ground floor side window with one of identical proportions. A single glazed sliding sash window with a painted timber frame is proposed. Considering the scale of the proposal and the sensitive materials proposed, it is not considered that the proposed replacement window would adversely affect the visual amenity of the host dwelling or surrounding area.

Boundary wall:

It is proposed to repair and refurbish the existing boundary wall. Given the current state of repair of the boundary wall it is considered that the proposed works would represent an improvement to the existing situation.

The proposal accords with Policy CS7.

Impact on neighbouring amenity

Given the scale of the proposed development it is not considered that there would be any adverse effects in terms of loss of light or overbearing impact. Further no additional windows are proposed and as such the proposal would not alter the existing situation in terms of privacy or overlooking.

Further to the consultation response from the RBC Environmental Health Officer, it is considered necessary to include a condition limiting the hours of use of the proposed condenser unit to 08:00 - 18:00 Monday to Friday and 09:00 - 13:00 on Saturdays, to protect the amenity of the nearby residential units.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

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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. Each element of the proposal is discussed in turn below.

With regards to the proposed addition of the air conditioning condensing unit, the proposed unit would be sited to the rear of the building and as such would not be visible from the public realm. Given the modest scale and discreet positioning, the proposed unit is not considered to have a detrimental impact on the historic character of the listed building.

With respect to the replacement ground floor side window, the proposed unit would be of the same dimensions as the existing and would be single glazed and set in a wood frame. As such the proposed window is not considered to have any detrimental impact upon the historic character of the listed building.

Considering the proposed repair and refurbishment of the boundary wall; given the deteriorating condition of the wall it is considered that the proposed works will be to the benefit of and enhance the character and appearance of the historic asset, nearby listed building and the wider conservation area.

Given the nature of the proposals, the significance of the heritage assets (the application building, nearby listed buildings and the wider conservation area) is not considered to be adversely affected. It is considered that the proposed works to the boundary wall would have a beneficial impact on the character or appearance of the street scene and conservation area.

The proposal accords with Policy CS33.

Other issues

Mortar mix

Further to the consultation response from the RBC Heritage Consultant, it is considered necessary to include a condition requiring that the mortar used in the does not include cement.

10. Recommendation

Grant planning permission and listed building consent, subject to the following conditions:

Conditions

181588/FUL:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Title:

- Location Plan
- Window Detail
- Plans Detail 1 : 100

As received: 15/10/2018

- Proposed Detail

As received: 07/09/2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. The condenser unit hereby permitted shall not be operated on the premises before 08:00 on weekdays and 09:00 on Saturdays nor after 18:00 on weekdays and 13:00 on Saturdays, nor at any time on Sundays or Public Holidays.

Reason: in the interests of the amenities of the occupiers of nearby properties in accordance with Policy CS34 and Policy DM4

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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:

Drawing Title:

- Heritage statement List entry: 1321945
- Location Plan
- Window Detail
- Plans Detail 1 : 100

As received: 15/10/2018

- Design & Access Statement
- Plans Detail 1 : 100 (existing)
- Proposed Detail

As received: 07/09/2018

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).

4. The mortar used in the repair of the boundary wall is to be lime-based, with a breathable finish. The inclusion of cement is not permitted.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and to protect the special architectural and historic interest of the listed building.

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.