

DELEGATED APPLICATION REPORT

Address: Great Western Trains, Station Approach, Reading Station

Application No: 190437/FUL

190439/LBC

190440/LBC

Proposal: 190437/FUL: New externally mounted air conditioning unit to east elevation of heritage building serving coffee shop within station to platform 7

190439/LBC: Installation of externally mounted air conditioning unit to east elevation of heritage building at Reading Train Station serving 'Pumpkin' coffee shop unit within building.

190440/LBC: Refurbishment of existing 'Pumpkin' coffee shop unit within heritage building of Reading Train Station to new 'Coffee Room' brand to include new surface finishes and replacement of existing external signage.

Applicant: Mr Paul Cahillane

Date received (valid from): 18/03/2019

Target Decision date: 13/05/2019

Agreed Extension of Time: 17/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site relates to the retail unit within Reading Station that is currently occupied by Pumpkin Café. The café is located within a Grade II listed building, the list entry for which reads:

STATION HILL 1. 5128 Main building of Reading General Station SU 7173 NE 1/363 SU 7173 12/363 21.1.76. II 2. 1865-67, architect Mr Lane (Chief Engineer of the GWR Co). Enlargement and remodelling of I K Brunel's original station of circa 1840. Italianate details. 2 storey symmetrical main building of buff brick from Coalbrookdale with Bath stone dressings, rusticated quoins. 10 bays wide, slight break to centre 4. Frieze, moulded cornice and blocking course, the projecting centre having console brackets to the cornice and the blocking course raised as solid pediment. The ground floor of the centre break has guilloche frieze and panelled pilasters with wreath caps flanking the windows and doorways. Cornices on console brackets over 1st floor windows, with triangular and segmental pediments over those in centre break. Canopy across ground floor. Hipped slate roof, chimneys removed. Pleasant central cupola, which has round headed lights and bracket eaves to pyramidal roof with finial. Canopy extends over ground floor extensions on both sides, about 12 bays to left and 7 to right.

The application is not located within a conservation area, however it is sited opposite the boundary of the Market Place / London Street conservation area.

2. The Proposal

Full planning permission and listed building consent are sought to add a new air conditioning unit to the east elevation of the building. The air conditioning unit would be located adjacent to the existing plant at first floor level of the east side elevation.

Listed building consent is also sought for various internal alterations including replacing all existing 'Pumpkin' signage with 'Coffee Room' signage, replace and the existing equipment (coffee machine, tills, display fridges, etc), flooring, ceiling and cladding of internal walls.

3. Consultation

Neighbours consultation:

The Three Guineas Public House, First Great Western Trains and WH Smiths (Station Hill) have been notified of the applications. Site notices have also been displayed at the site. Press notices were published on 11/4/19, expiring on 2/5/19. No responses have been received.

Heritage:

The RBC Heritage Consultant raised no objection to the proposal.

Environment Protection:

The RBC Environmental Health Officer provided a consultation response raising no objection to the application.

4. Plans and Documents Considered

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

190437/FUL:

Drawing Number:

- 02GA, 001 Rev. P01 - Location Plan Existing Pumpkin
- 02GA, 002 Rev. P01 - Existing GA Level 01 Plan
- 02GA, 200 Rev. P01 - Proposed GA Level 01 Plan
- 03EL, 001 Rev. P01 - Existing East Elevation Heritage Building
- 03EL, 002 Rev. P01 - Existing North Elevation Heritage Building
- 03EL, 050 Rev. P01 - Proposed East Elevation Heritage Building
- 03EL, 051 Rev. P01 - Proposed North Elevation Heritage Building
- Heritage, Design and Access Statement 11th March 2019

As received: 18/03/2019

190439/LBC:

Drawing Number:

- 02GA, 001 Rev. P01 - Location Plan Existing Pumpkin

- 02GA, 002 Rev. P01 - Existing GA Level 01 Plan
- 02GA, 200 Rev. P01 - Proposed GA Level 01 Plan
- 03EL, 001 Rev. P01 - Existing East Elevation Heritage Building
- 03EL, 002 Rev. P01 - Existing North Elevation Heritage Building
- 03EL, 050 Rev. P01 - Proposed East Elevation Heritage Building
- 03EL, 051 Rev. P01 - Proposed North Elevation Heritage Building
- Heritage, Design and Access Statement 11th March 2019

As received: 18/03/2019

190440/LBC:

Drawing Number:

- 02GA, 001 Rev. P01 - Location Plan Existing Pumpkin
- 02GA, 002 Rev. P01 - Existing GA Level 01 Plan
- 02GA, 100 Rev. P01 - Existing & Proposed Plan
- 02GA, 101 Rev. P01 - Proposed Floor Finish & Wall Finishes
- 03EL, 070 Rev. P01 - Existing Elevations
- 03EL, 071 Rev. P01 - Existing Internal Elevations
- 03EL, 100 Rev. P01 - Proposed Elevations
- 03IL, 101 Rev. P01 - Proposed Internal Elevations
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5. Relevant Planning History

Whilst there is an extensive planning history for the station and surrounding area, it is not relevant to these applications.

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') 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, Central Area Action Plan 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

Reading Central Area Action Plan (Adopted 2009)

RC1 Development in the Station/River Major Opportunity Area
RC5 Design in the centre

9. Appraisal

190437/FUL:

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

The proposed air conditioning condensing unit would be sited on the east elevation of the building and located to the north of the existing plant equipment at first floor level. As such the proposed unit would not be readily visible from the street scene or public realm. Given the relatively minor scale of the proposal, that there is already plant equipment in

this location and the discreet positioning of the proposed unit, it is not considered that the air conditioning unit would have a significantly detrimental impact upon the character of the host building or surrounding area, including the Market Place / London Street conservation area.

Within the Central Area Action Plan it is stated that the station will be improved and that the listed building should be retained and its setting enhanced. With this in mind the proposals would improve the facilities at the station, while the relatively inconspicuous location of the plant would not harm its setting.

The proposal accords with Policy CS7 and CS33, RC1 and RC5.

Impact on neighbouring amenity

Given the scale of the proposed development and the nature of the application site there would not be any significant impact upon neighbouring amenity. Further to the consultation response provided by the RBC Environmental Health Officer, due to the location of the proposed external air conditioning unit being a considerable distance from the nearest sensitive receptor, and the relatively low noise level of the unit, there are no objections to the proposal in terms of noise.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

190439/LBC:

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.

The proposed air conditioning unit would be sited at first floor level to the east side elevation 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.

Given the nature of the proposal, the significance of the heritage assets (the application building, nearby listed buildings and the wider nearby conservation area) is not considered to be adversely affected.

The proposal accords with Policy CS33.

190440/LBC:

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.

The proposed works relate to the internal alterations and replacement signage required to change from the 'Pumpkin Café' branding to the 'Coffee Room' branding. The proposed alterations are relatively modest in scale and would not replace, alter or remove any original architectural feature of the building. As such, and considering the existing situation, the proposed works are not considered to have a significant detrimental impact on the historic character of the listed building.

Given the nature of the proposal, the existing situation, the significance of the heritage asset is not considered to be adversely affected.

The proposal accords with Policy CS33.

10. Recommendation

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

Conditions

190437/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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number:

- 02GA, 001 Rev. P01 - Location Plan Existing Pumpkin
- 02GA, 200 Rev. P01 - Proposed GA Level 01 Plan
- 03EL, 050 Rev. P01 - Proposed East Elevation Heritage Building
- 03EL, 051 Rev. P01 - Proposed North Elevation Heritage Building

As received: 18/03/2019

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

190439/LBC:

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 Number:

- 02GA, 001 Rev. P01 - Location Plan Existing Pumpkin
- 02GA, 200 Rev. P01 - Proposed GA Level 01 Plan
- 03EL, 050 Rev. P01 - Proposed East Elevation Heritage Building
- 03EL, 051 Rev. P01 - Proposed North Elevation Heritage Building
- Heritage, Design and Access Statement 11th March 2019

As received: 18/03/2019

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).

190440/LBC

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 Number:

- 02GA, 100 Rev. P01 - Existing & Proposed Plan
- 02GA, 101 Rev. P01 - Proposed Floor Finish & Wall Finishes
- 03EL, 100 Rev. P01 - Proposed Elevations
- 03IL, 101 Rev. P01 - Proposed Internal Elevations
- Heritage, Design and Access Statement 11th March 2019

As received: 18/03/2019

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).

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 agreed extended time period.
5. 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.