

DELEGATED APPLICATION REPORT

Address: 1 Albion Terrace

Application No: 181546 / LBC

Proposal: Relocation of boiler flue

Applicant: Miss Christine Slaughter

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 is a basement flat in the Grade II* Albion Terrace. With respect to the building as a whole, it is located on the northern side of Albion Terrace, on the corner of London Road and Sidmouth Street. The building has been converted into flats. The area is characterised by a mix of residential and commercial properties, flats and houses.

The listing for the properties is as follows:

LONDON ROAD 1. 5128 (North Side) Nos 45 to 65 (odd) (Albion Place) SU 7273 7/157 SU 7272 9/157 22.3.57. II* GV 2. Circa 1825-35 by Richard Billing, local architect/builder. 3 storeys, attic and basement. Stucco, channelled ground floor. String under 1st floor windows, moulded cornice with parapet which has balustraded panels over windows. Slate roof. A good symmetrical terrace with 2 end houses projecting slightly. Each house has 3 semi-circular headed dormers, some with radiating glazing and 3 ranges of glazing bar sash windows, end houses have architrave and cornice to centre 1st floor windows. Round headed windows on ground floor with radiating glazing and segmental headed recessed doorway; 6 panelled doors with Greek Doric fluted columns supporting Greek Key pattern; radiating fanlight overall. Contemporary cast iron rails to areas and steps. Carriage sweep in front with pairs of panelled pyramidal-capped stone piers at each end.

The site is located within the Kendrick Road Conservation Area and the building is referred to specifically within the conservation area appraisal. There is also one Sycamore growing in the front bed at the eastern end of the terrace which is protected as T1 of TPO 37/06.

2. The Proposal

Listed building consent is sought to relocate the boiler flue.

3. Consultation

Neighbours consultation:

A site notice has been displayed at the site.

No responses have been received.

Historic England:

Historic England have confirmed that they do not wish to offer comments on this application.

RBC Heritage Consultant:

The RBC heritage consultant did not raise any objection to the proposed relocation of the flue or to patching the existing render like for like (to repair the whole left by the existing flue).

4. Plans and Documents Considered

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

Drawing Title:

- 1, Albion Terrace, Reading, RG1 5BG - Site Plan
- 1, Albion Terrace, Reading, RG1 5BG - Location Plan
- Albion Terrace, London Road, Reading, Berkshire, RG1, Approx. Gross Internal Floor Area 715SQFT/66.4SQM
- Design and Access Statement

As received: 04/09/2018

- Heritage and Impact Statement

As received: 23/09/2018

5. Relevant Planning History

There have been applications relating to the building, none directly relevant to this proposal.

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 flue is not an original feature, or of any value to the historic character of the building, and with the proposed works being to the side elevation in the light well for the basement flat, it is considered that the proposed works will not affect 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.

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:

Drawing Title:

- 1, Albion Terrace, Reading, RG1 5BG - Site Plan
- 1, Albion Terrace, Reading, RG1 5BG - Location Plan
- Albion Terrace, London Road, Reading, Berkshire, RG1, Approx. Gross Internal Floor Area 715SQFT/66.4SQM

As received: 04/09/2018

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).

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.