

DELEGATED APPLICATION REPORT

Address: Clipper House 62-66 London Street

Application No: 181762 / LBC

Proposal: Proposed cleaning of the bath stone and painting the front door

Applicant: Mr Jamaal al Mutava

Date received (valid from): 09/10/2018

Target Decision date:

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a four storey Grade II listed building on the west side of London Street and within the Market Place / London Street conservation area. The building has been converted for use as flats (see Relevant Planning History below). The listing description is as follows:

LONDON STREET 1. 5128 (West Side) Nos 62 to 66 (even) SU 7173 SE 3/175 II GV 2. Early C19. 3 storeys Bath stone ashlar; string at 1st floor level, entablature, cornice and parapet. Slate roof. 4 windows on upper floors, glazing bar sashes, 3 on ground floor with splayed reveals and door with heavy Doric pilasters, entablature and cornice. 6 panelled door with high rectangular fanlight over. Interior: front room to north has deeply undercut palmette cornice. To south is early C20 replica-style block (Nos 64 and 66) 3 storeys and basement red brick with stone modillion cornice and blocking course. 5 ranges of windows, glazing bar sashes with panels below. Bath stone pilaster doorcase to left, similar to No 62 (retaining lattice pattern glazing in rectangular fanlight).

Listing NGR: SU7177973080

2. The Proposal

Listed building consent is sought to clean the front elevation of the application building, paint the front door and to make good existing repairs to the stone work that have been made without listed building consent and with inappropriate materials.

3. Consultation

Neighbours consultation:

60 London Street, Townsend House Crossland Road and Flats 1, 2, 3, 4, 5 and 6 London 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 No.:

- A-1800 Rev. A - Front Elevation Survey
- A-1000 Rev. A - Site Location & Block Plan

- Design and Access Statement

As received: 09/10/2018

5. Relevant Planning History

040662 - LBC - Change of use and conversion of existing office to multiple dwellings - Application Permitted

040961 - FUL - Conversion of existing office building to 12 flats, incorporating 10 two-bedroom and 2 one-bedroom flats. Provision of landscaping, two disabled parking spaces and cycle storage facilities. Relocation of door and ground floor window on rear elevation - Application Permitted

940793 - LBC - Alterations to ground floor to provide ramps and WC for disabled and external lighting - Application Permitted

980018 - FUL - 5 No condensers located at the rear of the building (in the car park) - Application Permitted

980616 - LBC - 5 condensers located in car-park rear of the building - 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.

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)

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 the existing condition of the front elevation, in part due to pollution from traffic and inappropriate materials being used during previous repairs, it is considered that the proposed works will be to the benefit of the and enhance the character and appearance of the historic asset and conservation area.

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 enhance the character and appearance of the heritage asset and the wider street scene / conservation area.

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 No.:

- A-1800 Rev. A - Front Elevation Survey
- A-1000 Rev. A - Site Location & Block Plan
- Design and Access Statement

As received: 09/10/2018

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.

