

HERITAGE IMPACT STUDY



DEMOLITION OF FORMER ‘AFTER DARK’ CLUB AND ERECTION

OF NEW BUILDING CONTAINING 10 RESIDENTIAL UNITS

112 LONDON STREET

READING

RG1 4SJ

September 2016

DEMOLITION OF ‘AFTER DARK’ CLUB AND ERECTION OF 10 RESIDENTIAL UNITS , 112 LONDON STREET, READING

1. Introduction

This statement has been prepared by Grant Audley-Miller, MA Oxf, Dip TP, MRTPI, IHBC, for the Richard James Developments. The purpose of the statement is to assess the heritage impact of the proposal for the demolition of No 112 London Street and the construction of 10 residential units.

My advice is made solely on the basis of the heritage issues. These are the impact of the proposals on the character and appearance of the Market Place/London Street Conservation Area and the setting of adjacent listed buildings.

My competence for undertaking the work required is based on over forty years professional experience as a Chartered Town Planner and a member of the Institute of Historic Building Conservation. My duties have involved advising on urban design, listed building matters and policies.

2. The site and surroundings

The building currently known as The After Dark Club operates as an independent nightclub and lies to the rear of Nos 110 and 114 London Street close to the junction with the London Road. The rear entrance backs onto St Giles Close.

The building is situated in the Market Place/London Street Conservation Area and Nos 110 and 114 are listed.

The building takes up almost the entire plot and no parking is available on site. The front entrance is approached from London Street via a paved pedestrian footway between Nos 110 and 114. The building consists of a much altered 19th century brick building under a hipped

slate roof and a range of 20th century flat roofed extensions of utilitarian and undistinguished design that present an undistinguished façade onto St Giles Close.

The southern boundary wall is of early 20th century date and is pleasantly detailed with blank window openings that adjoin the car park of a more recent four storey residential scheme at 118-128 London Street.

To the north is a modern 3 storey development with car parking at the rear.

3. National Policy Guidance on the Historic Environment

National Planning Policy Framework

The National Planning Policy Framework (NPPF) policies relevant to this proposal are:

‘128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

‘131. In determining planning applications, local planning authorities should take account of ... the desirability of new development making a positive contribution to local character and distinctiveness.’

‘132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.’

‘134. Where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.’

‘137. Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.’

The National Planning Practice Guide

The NPPF should be read in conjunction with the online National Planning Practice Guide (PPG) and in particular the section on Conserving and Enhancing the Historic Environment.

Historic England - Historic Environment Good Practice Advice in Planning

This guidance, published by Historic England includes Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment and Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

The advice in Note 2 emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision.

The document provides a clear process for identifying the implications of development proposals on the setting of heritage assets.

“Step 1: Identifying the heritage assets affected and their settings

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

Step 4: Maximising enhancement and minimising harm

Step 5: Making and documenting the decision and monitoring outcomes.”

4. Relevant Development Plan Policies

The relevant development plan policy is Policy CS33: Protection and Enhancement of the Historic Environment of the Adopted Reading Borough Local Development Framework Core Strategy Adopted January 2008 With Alteration Adopted 27th January 2015.

“Policy CS33: Protection and Enhancement of the Historic Environment

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located. “

5. Relevant Planning History

Application No 890180 Construction of lobby at side of property to provide sound insulation was granted permission on 21 April 1989.

Application No 930697 for internal modifications to provide mezzanine floor and rear access door was granted permission on 25 February 1994.

6. Pre application advice

Pre application advice has been received from Reading Borough Council officers in a letter dated 24 May 2016. The following points are made in the letter regarding the built heritage:

- The building is considered by the LPA to be listed and the correct procedures need to apply, including Section 66(1) of the LBCA 1990.
- As a point of principle and whilst the HIS is well argued, it is not accepted that the existing building has no historical or architectural merit. Indeed, the part eastwards is taller and provides a logical building area for an ‘extension’.
- The present building, as extended and modified is a generally poor feature in the conservation area, in terms of its immediate frontage on the rear street. Its principal impact from the rear is comparatively limited, given its utilitarian and single-storey frontage to St. Giles Close. This part of the conservation area has a more intimate feel and views should not be harmed. An example of a suitable development may be in a mews style, for instance, responding to the smaller urban grain and pattern of development.
- The proposal appears to have taken the existing complex of buildings at the site and the larger-scale of buildings on the London Street and Crown Street frontages as an argument for a massively out of scale rear building resembling a cruise liner from the flanks. The opportunity needs to be taken through any development to improve (preserve or enhance) this existing situation in the conservation area and this proposal is considered to be a long way short of this requirement. It would be out of scale with the prevailing pattern of development, driven through largely a failure to be a comprehensive development and unrealistic expectations. The opportunity for development here is much more limited, unless a more comprehensive site can be considered. The proposal is clearly contrary to our principal heritage policy, CS33.
- The frontages of the buildings in the area are either heritage buildings, or larger flatted developments, but still generally cognisant of the prevailing building styles/massing. This development is attempting to provide a very large building massing within the smaller-scale rear area, which is therefore harmful to the conservation area.
- It is a poor, convoluted, cumbersome design response which is a significant overdevelopment of the site and would cause a range of harmful visual effects, most obvious would be harm to the general quality of views within the

Conservation Area. Substantial harm would be caused to Heritage Assets (views of the CA and settings of the frontal listed buildings, of which the pre-application site forms a part).

6. The significance of the designated heritage assets

Listed Building – Nos 110 and 114 London Street

Nos 110 and 114 London Street is included on the National Heritage List for England (NHLE) in the List of Buildings of Special Architectural or Historic Interest as Grade II. The List Entry is included at Appendix 1.

The significance of the building is recognised by the fact that it is included on the list of Buildings of Special Architectural or Historic Interest. Its physical structure contributes to its heritage significance as it contains primary evidence relating to its construction, phasing and materials. It has capacity to illustrate its former use and its traditional design and detailing means that it has considerable aesthetic quality. As a building prominent in the street scene of London Street it has communal value and figures as a known feature in the collective experience of users of London Street. The Conservation Area appraisal makes specific mention of the positive contribution that the shopfront of No 114 makes to the special interest of the area.

The rear elevation overlooking the proposal site is a rendered elevation. This elevation has been compromised by a range of modern alterations including a flat roofed extension, the insertion of UPVC windows, a satellite dish and escape ladder on the upper floors, and a window of glass bricks on the ground floor. The immediate setting has been compromised by a commercial bin store and the porch and canopy to the front entrance of the After Dark Club. No 112 obscures views of the listed building from St Giles Close and the residential car park to the south to such an extent that essentially only the roof of the listed building is visible. Furthermore the many long views along St Giles Close are dominated by tall modern buildings.



Rear elevation and immediate setting of Nos 110 and 114 London Street.



Long view illustrating restricted view of
Nos 110 and 114 London Street from St Giles Close.

In my opinion the significance of the listed building in views from the rear/St Giles Close has been reduced by the impact of the alterations to the fabric of its rear elevation and the range of buildings that make up No 112 London Street. The principal façade facing onto London Street continues to make an important contribution to the street scene. The rear elevation of the listed building, because of the alterations that have been carried out in the past, makes little positive contribution to local views. What is significant is the fact that the traditional roof is a feature in views from St Giles Close.

10. Contribution of setting to heritage values

Evidential Value

The more immediate setting in London Street has considerable evidential value and potential to reveal information about the development of the street as a residential and commercial area. The setting to the rear is dominated by the After Dark Club and various car parks and has some potential to reveal information about the industry that dominated the area into the Twentieth Century and the social function of No112 as a meeting room and hall.

Historical Value

The contribution of the setting to the historical value of the buildings is considered to be limited, especially as there are no surviving immediate historic features to provide an indication of the former uses such as the Tin Works in this area. The 19th Century part of No 112 does have some historical value as a meeting room/hall but the rest of the building is an undistinguished building of 20th century and is of no significance.

Aesthetic Value

No 112, in particular its modern flat roofed extension and the neighbouring car parks make only a limited contribution to the aesthetic value of the listed building. Immediately to the rear of the listed building the setting has been compromised by a commercial bin store and the porch and canopy to the front entrance of the After Dark Club and the general condition of the building. No 112 obscures views of the listed building from St Giles Close to such an extent only the roof of the listed building is a feature in the street scene. Furthermore the long views along St Giles Close are dominated by tall modern buildings and their associated car parks. The brick wall with blank window openings along the southern boundary is a pleasant but undistinguished feature.

Communal Value

The urban setting contributes to the communal value of the listed building and is most significant from London Street where the principal elevation is a feature of that street scene. Customers of the After Dark Club will be aware of the presence of the listed building and in particular when entering and exiting the club via the passageway. However from St Giles Street the listed building is more discrete and less significant because it is set well back from

the street and in part obscured by the After Dark Club which, because of its condition and appearance, has such an adverse impact on the setting of the listed building.

It is clear from my inspection of the site and surroundings that the setting of Nos 110 and 114 London Street does make a contribution to the buildings significance. Most significant is the setting of London Street but the setting in St Giles Close because of the nature of the extensive modern development and associated car parks and the condition and appearance of No 112 has more limited significance.

Market Place/London Street Conservation Area

The site falls entirely within the Market Place/London Street Conservation Area which was designated in 1972 and extended in 1982. The Conservation Area Appraisal Draft No 2 is dated 20.03.07. The appraisal identifies the character and quality of the Conservation Area and highlights key issues and puts forward proposals for its management. The proposal site falls within Area 1 London Street south of the Inner Distribution Road and the appraisal describes the area in considerable detail and I concur with this description. Particularly relevant to the current proposal is that for Area 1 the appraisal identifies a list of negative features and proposes measures that will enhance the quality and significance of the Conservation Area.

At para 6.1 it states that “Development at the ‘top’ and ‘bottom’ of the street, beside the London Road and IDR junctions respectively, is modern.” Under the section that identifies features that have a negative impact on the Conservation Area it highlights the fact that “modern development at north and south extremities of London Street, adjacent to road junctions, spoils the overall historic appearance of the area.”

In the section on the Public Realm it specifically mentions the “stone paved alleys beside No 41 and No 114 London Street. These small areas of historic floorscape should be preserved.”

Under Historic Shopfronts specific mention is made of 114 London Street as one of a number of shopfronts that make a positive contribution to the special interest of the area.

Under Design of New development it states that “Many 1960s and 1970s developments pay little heed to their context and some have a negative effect on the character and appearance of the Conservation Area.. More recent development within the Conservation Area has shown a marked improvement but design of new development remains a major issue.”

Finally the building is not identified in the Conservation Area appraisal as being of Townscape Merit.

Market Place/London Street Conservation Area Appraisal does not specifically make any reference to No 112. It does however highlight the fact that “modern development spoils the overall historic appearance of the area.”

From my visits to the site and the surrounding area, it is apparent that the character of this part of the Conservation Area is derived from, and dominated by, modern properties of varying uses, type, height, design and age. While traditional buildings front onto London Street, Church Street, Crown Street and Southampton Street (some of which are listed or identified as being of townscape merit) modern residential and commercial buildings are predominant features of the townscape.

St Giles Close is a modern and quiet development of mainly residential properties that replaces The ‘Tin Works’ identified on the various early editions of the 1:2500 Ordnance Survey sheets. St Giles Close is a modern and quiet development of mainly residential properties. While pleasant buildings and typical development styles of their time, some are massive 3 and 4 storeys buildings under flat roofs not of high architectural quality and are dominant features in the street scene of St Giles Close. As the Conservation Area appraisal highlights “modern development at north and south extremities of London Street, adjacent to road junctions, spoils the overall historic appearance of the area.” In my opinion some of these developments have compromised and reduced the significance of this part of the Conservation Area.

Nevertheless there are other residential buildings of a much more modest scale and design under pitched roofs that give St Giles Close and this part of the Conservation Area a more intimate scale and traditional character.

The Market Place/London Street Conservation Area as a whole is of significance as a designated heritage asset. In my opinion that part of the Conservation Area that will be affected by the proposed development is of more limited significance, a fact acknowledged in the Conservation Area Appraisal. There is, therefore, considerable potential for the redevelopment of No112 to create a building with a street elevation that makes a positive contribution to the character and quality of the conservation area and the setting of the listed building.

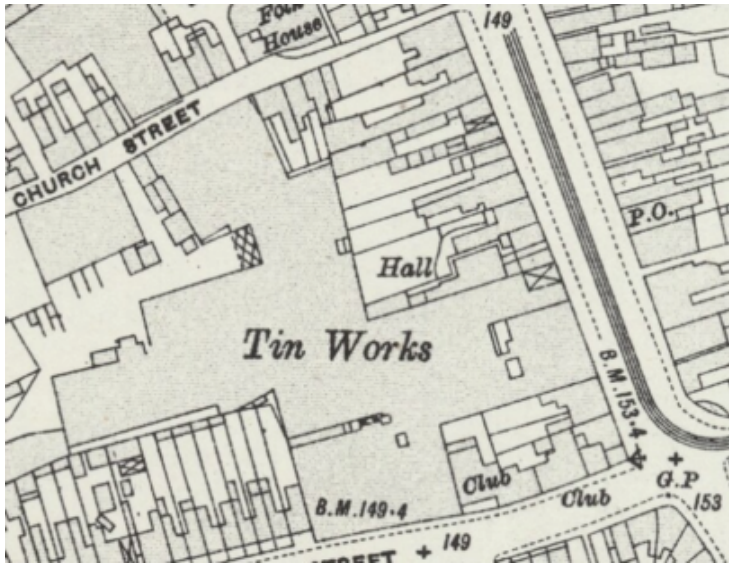
7. No 112 London Street

Research suggests that No 112 started life as a hall, it having been suggested that it was originally a temperance hall, dance hall or Oddfellows Hall.

The building consists of a range of buildings of various dates and ages. The original building is clearly shown on the 1879 Ordnance Survey 1:2500 sheet XXXVii but it is not described as a Hall until publication of the 1934 1:2500 Ordnance Survey Sheet XXXVii. Here the building and site is shown immediately to the north of the Reading Tin Works building.



1879 Ordnance Survey 1:2500
sheet XXXVii



1934 1:2500 Ordnance Survey
Sheet XXXVii.

The Directory of Reading and Neighbourhood for 1888 published by the Stevens Postal Directories Publishing Company refers to St Giles' Hall at No 112.

From my examination of the local records, there is no evidence to suggest that the building has any significant historic associations with local people, events or notable architects. It could not be defined as innovative nor is it of a particularly high standard or quality.

This 'hall' is constructed of Flemish Bond brickwork under a slate roof with terracotta ridge tiles. Its principal eastern elevation has been rendered, the high level windows replaced and modern flush panelled doors added. A utilitarian porch and covered way wrap around this principle elevation. The northern elevation displays the Flemish Blond brickwork of orange / red brick with some blue headers with a simple projecting course at the eaves. The original windows have been removed and boarded over. A single storey flat roofed extension provides emergency exit from the building. The southern elevation consists of a brick wall containing distinctive arched bays above which appears a rendered façade where the windows have been replaced and boarded over. There is evidence of a slate and brick lean too on the western end of the 'hall'. The interior of the building has over the years been systematically stripped of most features and from my inspection it is clear that the main structural western wall of the building has been removed. Various structures including offices and changing rooms have

been added at first floor level and false ceilings added. The walls have been either panelled out or replastered.

The historic Ordnance survey sheets show a variety of other buildings attached to the 'hall' and modern flat roof extensions of undistinguished design and poor quality have incorporated these outbuildings and now cover the rest of the site. The negative impact of the existing building on the street scene is compounded by its poorly detailed flat roof, expanses of unfenestrated brickwork and the installation of ventilation and communications equipment. The lack of door and window openings create an inactive frontage to the street scene of St Giles Close

Maintenance has clearly been limited in recent years and from my visit the exterior of the building is not in a good state of repair. Leaking gutters, loose and slipped tiles, penetrating damp, deteriorating and unsound joinery and paintwork are just some of the more obvious problems with the building.

The significance of the 'hall' has now been dramatically reduced by the alterations that I have described above.

Unlike most of the more traditional buildings in the area it does not front onto the public highway and is not a distinctive landmark building. Instead it is self contained and not readily visible from public view. Because of its discrete presence in the street scene and its siting, design, intrusive alterations and extensions and condition it makes no significant contribution to its surroundings. This is recognised by the fact that it is not identified in the Conservation Area appraisal as being of Townscape Merit.

It is not significant in reflecting the elegant historic character of London Street described in the Conservation Area appraisal and there are no significant historic associations with local people or events.

Because of all the above factors it is clear to me that the building would not meet Historic Englands criteria for listing.

For all of the above reasons I am strongly of the opinion that No 112 makes no positive contribution to the character or appearance of the area and has a negative impact. Accordingly I do not consider that there is justification for its retention if it can be demonstrated that the proposals for the development of the site contribute positively to the character, distinctiveness and significance of the historic environment.

8. Assessing the effect of the proposed development on the significance of the assets

Following the pre application advice from reading Borough Council officers the scale and design of the proposed new building has been substantially revised.

The proposed building is three storeys, including the rooms in a mansard roof of varying heights. The use of the mansard roof means that the roof line of the building will sit below the eaves of the listed building and thereby read as a subservient feature when viewed from St Giles Close. This is clearly demonstrated in the submitted plans and elevations.

The building takes the form of a mews terrace development which is broken up into distinct elements by subtle variations in the roofline and façade as well as variations in the materials for the facades. The disposition of the fenestration, although modern, takes its cue from traditional elevations and will create active frontages onto the pedestrian circulation around the building. In addition the southern boundary of a low wall topped by railings will enable the building to present an active façade to the parking area to the south and enhance that area, giving that space a more human scale and in effect creating a new urban square.

The proposed new building has a smaller site coverage than the existing building and this has allowed the designer to set the building back from the street, allowing for cycle parking and the creation of a landscaped amenity space at the western end of the building. This space will be lit and be informally supervised from the windows in the end elevation.

The fenestration in the western gable elevation will help the building present a positive façade to St Giles Close but also help informal supervision of the amenity space. This will

prevent the gable of the building becoming an overbearing feature in the street scene and soften the urban environment of the conservation area. It will also give the development a distinctly human scale that will sit comfortably with the conservation area. Not only will this design approach create interest in the local environment but also reflects elevations of traditional buildings and their relationship with streets and alleyways.

I consider the mews terrace under a mansard roof of varied roofline is an appropriate design response in this location and will make a positive contribution to the visual quality of this modern urban environment. Not only will it be a contrast to the large modern residential and commercial buildings to the south of the site but reflect the more intimate scale of the modern residential properties in St Giles Close. It will help to preserve, and by making a positive contribution to the wider townscape, enhance the appearance, quality and local distinctiveness of the historic environment. It will continue the trend highlighted in the Conservation Area Appraisal that recent development has shown a marked improvement.

The proposed development will have no direct impact on the fabric of Nos 110 and 114 London Street apart from the erection of simple gates to the paved alley. I do not see these having any adverse on the special interest of the building if they are carefully designed with traditional details.

From London Street the presence of the proposed new building would have no perceptible impact on the setting of the listed buildings.

There would be a minor negative impact on Nos 110 and 114 resulting from the proximity of the built form of the proposed building, the effect of which would be to very slightly reduce the visibility and prominence of the listed building in some views from the St Giles Close. However I would stress that these existing views are limited and restricted

Taking all these factors together I am of the opinion that the proposed development on the application site would result in some minor negative impacts which includes the loss of the meeting room/hall. However the impacts would be minor in the context of the current negative impact of No 112, the inappropriate alterations that have been carried out to the rear elevation and rear setting of Nos 110 and 114 and the Conservation Area Appraisal that

states that modern development spoils the overall historic appearance of the area.

9. Maximising enhancement and minimizing harm

The existing building, although including the 19th Century Meeting Room, has a distinctly negative impact on the character and appearance of the conservation area and the setting of the listed building. This is primarily because of its mundane utilitarian flat roofed design, poor detailing and signage and an obvious lack of maintenance, which together have led to its poor external appearance.

The proposal has been developed as a positive response to the pre application advice. The approach now followed by the designer, rather than taking a cue from the substantial scale of some of the buildings in the vicinity actively responds to the smaller urban grain and pattern of the some of the more successful residential developments that are a feature of St Giles Close.

The overall height of the proposed building reflects the intimate scale of the more modest buildings in this part of the conservation area. The height, scale, bulk and site coverage of the proposed building has been kept to a minimum by the use of a mansard roof and will read as a subservient feature to the listed building. Furthermore it will include a landscaped amenity space that will not just be a private amenity space for the residents, but also reduce the impact of the building on the street scene. The enclosing brick wall with recessed brick arches references the existing brick wall that will be removed on the southern boundary and together with tree planting will be a positive element of the design that will enhance the street scene.

Taking account of the utilitarian design and condition of the building it replaces and the scale and design of modern residential and commercial buildings in the vicinity it will in my opinion preserve and enhance this part of the Conservation Area.

It should be stressed that the proposed development provides an opportunity to enhance the significance of Nos 110 and 114. At present the eastern façade of No 112, including the porch and covered way and bin store are prominent and inappropriate features that detract

from the setting of the listed building. The siting and design of the new building scheme will remove these and allow for a beneficial enhancement of the area immediately to the west of the listed building, including improvements to the floorscape to complement the paved passageway through the listed building.

Of relevance in considering the impact of the proposed building is land use. The current use has the potential to cause nuisance to local residents. Furthermore land uses in this part of the Conservation Area are primarily residential with commercial/office frontage to London Street and Crown Street. The proposed residential development would introduce a more appropriate use into the area and enhance the residential character and appearance of the Conservation Area.

All the above aspects taken together will, in my opinion, minimize the impact and limit the harm to the setting of Nos 110 and 114 London Street and the character and appearance of the Conservation Area and positively enhance the character and appearance of the Conservation Area and the setting of the listed building.

The NPPF states that when considering the impact of a proposal on the significance of a designated heritage asset, 'great weight' should be given to the asset's conservation. In coming to my conclusions on this proposal I was mindful of this advice. I consider that No 112 makes no positive contribution to the character or appearance of the area and overall, the existing building has a negative impact on both the setting of the listed building and the character and appearance of the Conservation Area. The proposed new dwellings will, because of their scale, design, details and materials, preserve the character of this part of the Conservation Area. I am also of the opinion that the proposed development, although resulting in some minor negative impacts which includes the loss of the 19th Century Meeting Room, those impacts would be minor in the context of the potential improvements to the character and appearance of this part of the Conservation Area and the enhancement of the immediate setting to the rear of Nos 110 and 114 .

In accordance with the advice in the NPPF I consider that taken together with the demolition of No 112 and the unique and high design quality of the proposed mews terrace, the proposal will result in 'less than substantial harm' to Nos 110 and 114 London Street and the Market

Place/London Street Conservation Area, the designated heritage assets.

10. Public Benefits of the scheme

Paragraph 134 of the NPPF says that where proposals would cause ‘less than substantial harm’ to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal.

There are a number of significant public benefits that will result from the proposal and which need to be taken account of and weighed against the ‘less than substantial harm’ of the proposal. These are that it will:

- Remove an unsightly building thereby enhancing the character and appearance of the heritage assets.
- Remove a use that has the potential to cause nuisance to local residents.
- Create a modern, commercially viable development of 10 high quality dwellings in a highly sustainable location that meets the needs of a range of small household sizes.
- Result in the immediate delivery of housing.
- Create activity and informal supervision after normal office hours throughout the week and play a part in strengthening the residential character of the Conservation Area and help make it a more attractive environment for all who work or live there.
- Create jobs for a local building company.
- Provide contributions to a wide range of public services.
- Make provision for affordable housing, possibly through a commuted sum.
- Encourage cycling.
- Remove the current unsightly bin storage area and make new and discrete provision for collection from St Giles Close.
- Provide new landscaping in the form of trees that would enhance the local environment.
- Provide exterior lighting that would improve security.

The proposal would ensure delivery of these significant public benefits and, where

appropriate, funding for their long term management. I therefore consider that significant weight should be given to these aspects of the proposal, which in my opinion very clearly outweigh the “less than substantial harm” to the character and appearance of the setting of the heritage asset.

11. Conclusions

I have concluded in this statement that the proposed development will result in “less than substantial harm” to the setting of Nos 110 and 114 and the Market Place London Street Conservation Area.

The proposals for the demolition of the existing building, which has a negative impact on the character and appearance of the Conservation Area and the proposed erection of a mews terrace is a positive response to the pre application advice. It will result in a building that will be subservient to the listed building and other buildings in this part of the Conservation Area and will be a sympathetic and positive feature in the townscape that I consider will help to maximise enhancement and minimise harm and result in the conservation of the designated heritage assets. It will therefore preserve and enhance the character and appearance of the Conservation Area and the setting of the adjacent listed buildings. Furthermore the development will bring a number of sound long term public benefits to the local community.

The proposal is, therefore, clearly consistent with the national advice and guidance in the NPPF, the PPG, and the Historic Environment Good Practice advice in Planning Note 3: The Setting of Heritage Assets. It is also consistent with Policy CS33: Protection and Enhancement of the Historic Environment of the Adopted Reading Borough Local Development Framework Core Strategy.

For all the reasons set out above, it is my considered professional opinion that the proposal for No 112 London Street can be justified in conservation terms.

GA-M 16/9/16

Appendix 1

110 AND 114, LONDON STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Nos 110 and 114, LONDON STREET

List entry Number: 1113530

LONDON STREET 1. 5128 (West Side) Nos 110 and 114 SU 7172 NE 4/187 II 2. Circa 1790. 3 storeys. Stucco fronted with stucco moulded cornice. Old tile roof. Glazing bar sash windows, 5 on upper floors. Only one (of the 2 previously mentioned) contemporary shopfronts retracts on ground floor plus the 3 doorways in centre with cast-iron balcony (diagonal pattern with cast lead rosettes) supported on cut brackets (wood) extending right across. On each side of No 114's shop and dividing the doorways are slender reeded wooden Corinthian engaged columns. Centre door, which has rectangular fanlight with design of ovals, is passage entrance leading to Oddfellows' flail.

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