

DELEGATED APPLICATION REPORT

Target Date: 5/11/18

Application No: 181457

Address: Blagrove House, 17 Blagrove Street, Reading

Proposal: Replacement of exterior balustrading

Case Officer: Anthony Scholes

Site Description and Surrounding Area

The development site is located within the Reading Town Centre and currently operates as an estate agents office. The proposed building is not listed; however it is located within the Market Place/ London Street conservation area.

Proposal

The applicant seeks approval for the replacement of exterior balustrades forming the principal elevation of the building. The existing balustrading railings are raw iron. The proposed replacement is to be black coated steel forming a cross and to be backed by hardened glass.

Plans Considered

The agent supplied the following, received on 10 September 2018:

Drawing: Site Location Plan

Drawing No: 5001 - General Layout

Drawing No: 5001 - Elevations

Relevant Planning History

None

Consultation Responses

Neighbouring owners and occupiers at were consulted by letter. A site notice was displayed. A press notice was published on 27/9/18. No responses received.

Reading CAAC was formally consulted; no response.

Transport - no objections.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Development Framework Core Strategy (2008)

CS7 - Design and the Public Realm

CS33 - Protection and Enhancement of the Historic Environment

Reading Central Action Plan

CS5 - Design in the centre

Sites and Detailed Policies Document (2012)

DM4 - Safeguarding Amenity

Appraisal

The proposed replacement of the existing balustrades is designed to clearly delineate the space and reduce as far as practically possible the potential for negative behaviour (i.e. litter). The design of the new balustrades retains the sense of openness through the provision of glass backing and minimal framing. The materials are designed to be of a similar appearance to traditional iron balustrading and would suit the conservation area in which the site is set and not cause harm to the setting of any nearby heritage assets.

The additional signage, and other changes do not form part of this application. An informative is recommended to clarify this.

Conclusion

The application is minor in nature and does not detrimentally affect the appearance of the building itself or the conservation area, it is considered that the proposed design is considered appropriate.

RECOMMENDATION

Grant