

DELEGATED APPLICATION REPORT

Target Date: 27/12/2018

Application No: 181830/LBC

Address: 128 Castle Hill, Reading RG1 7RL

Proposal: Move 2nd floor bathroom, renovate ground floor flat roof.

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The application site is a Grade II Listed building. The property was built in the early C19, and is a three storey, with basement, stucco rendered building. The rear of the property contains an attached single storey single pitch extension. The site is also located within the Russell Street/Castle Hill Conservation Area. To the rear of the site, where the works are proposed, it is bounded by residential properties. The roof on the rear extension is starting to crack and is in need of repair.

Proposal:

It is proposed relocate the second floor bathroom, change internal plumbing works, and replace the roofing on the single storey rear extension.

Documents Considered:

Block Plan

Design, Access and Heritage Statement, 128 Castle Mew, move 2nd floor bathroom, repair ground floor flat roof, as revised 25th November 2018

Received: 26/11/2018

Relevant Planning History:

930905 - LBC - Replace existing roof of single storey rear extension with ply and roofing felt

980363 - LBC - Replace existing pavement grill with concrete/glass pavement light

141394 - LBC - Add a cat flap to the external door leading from the rear porch into the garden

151601 - LBC - External alterations to repair and redecorate the front of the property

152189 - APC - Discharge of condition 2 (render mix/ finish details) of LBC 151601

Consultation Response:

Public consultation

A site notice has been displayed at the site since 2 November 2018. No representations have been received.

Heritage officer:

RBC heritage consultant accompanied the assessing officer for a site inspection on 7 November 2018, during the site inspection the area where the works are proposed were inspected and the applicant advised that external works would be damaging to the exterior of the building and should be avoided. In addition, the roofing to the rear extension was viewed in situ with noticeable damage. It was considered that the works to the rear extension was acceptable. Although no formal comments have been received by the heritage consultant these were verbally communicated to the applicant and were considered acceptable.

Summary of discussions with applicant:

The applicant was advised during the site inspection that external works to the pipework should not be incorporated as originally proposed. As such, the applicant provide an amended design access and heritage statement removing the need to change the external pipes to the rear of the building.

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.

LEGAL AND PLANNING POLICY CONTEXT

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 the listed building or its setting or any features of special interest which it possesses.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking

Reading Borough Local Development Framework Adopted Core Strategy (2008) (Altered 2015):

CS7 Design and the Public Realm

CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document - (Adopted October 2012) (Altered 2015)

DM4 Safeguarding Amenity

APPRAISAL

Historic Character and Appearance

The proposed alterations relating to the 2nd floor bathroom would not have a significant impact on the Heritage Asset as the works would not affect the external of the building and would therefore be appropriate. The rear facing window would be obscure glazed by attaching a privacy film.

The replacement of the roofing materials is to be similar to the existing. The works are considered to be essential repair works and the proposed materials (as far as have been specified at present) to be used are considered suitable for this Listed Building. It is felt that the proposed repairs will protect and enhance the character of the application building by ensuring the curtilage wall does not fall into further disrepair.

Conclusion

The proposed works have been assessed and found to be acceptable as they comply with the identified policies, subject to conditions.

RECOMMENDATION:

GRANT Listed Building Consent

Conditions:

1. The works to which this consent relate shall be begun not later than the expiration of 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 the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No:

- Design, Access and Heritage Statement, 128 Castle Mew, move 2nd floor bathroom, repair ground floor flat roof, as revised 25th November 2018
Received: 26/11/2018

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

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 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.