

DELEGATED APPLICATION REPORT**Target Date:** 11/08/2018**Agreed Extension of Time:** 17/08/2018**Application No:** 181062/LBC**Address:** 101 Oxford Road**Proposal:** Re-point front garden wall.**Case officer:** Tom French**Site Description and Surrounding Area:**

The application site is a Grade II Listed building, known as Rox Borough House. The property was built circa 1859, and is a two storey, with basement, red brick building. The rear of the property is enclosed with brick walls. The site is also located at the north east corner of the Russell Street/Castle Hill Conservation Area. To the rear of the site, where the works are proposed, it is bounded by residential properties, whilst to the west sits a chapel. The wall to the rear of the site is starting to crumble and is in need of repair.

Proposal:

It is proposed to re-point the boundary wall located between 101 Oxford Road and 103 Oxford Road and the section of wall on the corner of Oxford Road and Howards Street. The works would not consist of the replacement of any the existing brick. A lime based mortar would be used for the repointing.

Documents Considered:

Location Plan

Proposed Location Plan

Design and Access Statement, 101 Oxford Road, Reading, Berkshire, RG1 7UD,

Repoint Front Garden Walls

Received: 16/06/2018

Relevant Planning History:

170180 - APC - Discharge of Conditions 2 and 3 of planning permission 161659 -
Condition Discharged

161659 - LBC - Re-point and repair damaged sections of the boundary wall located
between 101 Oxford Road and 2 Howard Street - Application Permitted

09-01998 - FUL and 09-01999 - LBC - Reconstruction of boundary wall on Howard Street -
Application Permitted

08-00875 - LBC - Alterations to the internal layout of the building and change of use from
D1 (Doctors' Surgery) to Sui Generis use (consulting rooms and offices for Reading
Community Welfare Rights Unit) - Application Permitted

08-00874 - FUL - Change of use from D1 use (Doctors' Surgery) to Sui Generis use
(consulting rooms and offices for Reading Community Welfare Rights Unit) - Application
Permitted

Consultation Response:**Public consultation**

A site notice has been displayed at the site since 10th July 2018. No representations have been received.

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 existing boundary wall is considered to be an important feature on the listed building. It presents a strong boundary enclosure to the site and reinforces the historic curtilage area of the building.

As the proposed works are only to repoint the wall and would not include the addition or replacement of any bricks, it is not considered that the proposal would harm the character of this historic asset. 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.

The Design and Access Statement states that the wall would be repointed with EcoRight Village pre-mixed hydraulic lime, as per approval of conditions application 170180. At the time of application number 170180 the case officer stated: 'It is considered that the proposed mortar, EcoRight Village mortar, would have an appropriate appearance, composition and NHL value (3.5) to be used in the repair works to the perimeter wall of this Grade II Listed Building.' This is still considered to be the case and therefore the proposed materials are considered appropriate subject to a condition stating that the material used in the construction of the external surfaces are to be as shown on the approved plans.

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 materials to be used in the construction of the external surfaces of this development shall be:
EcoRight Village pre-mixed hydraulic lime as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy CS33.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing No:

- Location Plan
- Proposed Location Plan
- Design and Access Statement, 101 Oxford Road, Reading, Berkshire, RG1 7UD, Repoint Front Garden Walls

Received: 16/06/2018

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 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.