

Mr and Mrs Walter
65 Baker Street
Reading
RG1 7XY

Via email only to: Thomaswalter10@gmail.com & c.walter@wes.gdst.net

Your contact is: Heather Banks, Planning

TOWN AND COUNTRY PLANNING ACT 1990

Enquiry Reference: 171512/PREAPP

Address: 65 Baker Street, Reading, RG1 7XY

Proposal: Widening of internal doorway between kitchen and dining room, closing up of doorway between kitchen & hallway and removal of plasterboard cover over original fireplace in kitchen

Dear Catherine and Thomas Walter,

Thank you for your enquiry. This letter is in response to the above pre-planning application enquiry received on 31st August 2017 and further to my site visit on 5th October.

Any future application at the site would be considered within the context of the Council's Core Strategy (2008, Altered 2015) and Sites and Detailed Policies (2012, Altered 2015) documents. Supplementary Planning Guidance would also be applied where relevant, together with the adopted Russell St / Castle Hill Conservation Area Appraisal and national guidance (the NPPF). Please use [this link](#) to view the local policies and guidance.

The proposal

The proposal is to widen the existing doorway between the kitchen and the dining room, close off the existing doorway between the kitchen and the hallway and remove the plasterboard cover over the original fireplace in the kitchen. All of the proposed works are located in the basement of the property. Clarification is sought as to whether the proposed works require any form of listed building consent or planning permission.

Site Description

The application site comprises a two-storey (plus basement) mid terrace house with a front and rear garden, in a row of 10 Georgian properties located on the south side of Baker Street. The property was constructed in 1824, is a grade II listed building, and sits within the Russell Street/Castle Street Conservation Area. All of the buildings on this street are of townscape merit, and maintain many of their original features.

Relevant Planning History

151637/LBC - Waterproofing to basement level floors and walls. Refused 03/12/2015

140865/LBC - Repair of the fabric of the existing building, upgrading of the building services and retrospective permission for a small rear extension by the previous owner (note this is 'completed' work). Permitted 28/07/2014

Appraisal

The proposed works are considered to require Listed Building Consent, as the works will affect and alter some of the original fabric of the listed building and will have an impact on the character of the property. A separate application for planning permission for these works would not be required in this instance (as all works are internal).

It is considered that the principle of the proposed works would be considered acceptable should an application be made in the future. It is my opinion however, that the details of some of the proposals should be altered slightly and further information submitted, in order for officers to make a positive recommendation. It is also considered that the submission of additional information could remove the need for pre-commencement conditions to be attached to the permission.

In relation to the proposed works, at present it is proposed that the new widened opening between the kitchen and dining room would not have an architrave. I would advise that the new opening should have an architrave, the profile of which should match the architrave of the existing opening, reusing as much of the existing architrave as possible. It is felt that the complete loss of the architrave would be harmful to the character of the property. I would also advise that, for the works as a whole, you submit a schedule of materials, being specific in terms of make, manufacturer or supplier of the product. I also suggest that you submit a full schedule of works, giving a breakdown of the specific works to be carried out including the building techniques to be used to carry out the works. The proposed techniques should be in keeping with the age of the property and minimise the impact on the retained building fabric. It is recommended that you speak with your intended contractor regarding this as they should be able to provide you with such information. It is my opinion that should an application be submitted following this pre-application advice, the inclusion of the above information and amendment in your proposal should result in such an application being looked upon favourably.

Conclusion

In conclusion, it is considered that the proposed works to the kitchen and dining room in the basement of the property would require listed building consent. It is felt that if the proposed amendment and additional information are included with a future listed building consent application, then such an application would be likely to be granted permission.

It should be noted that any application which is submitted will be assessed on its own merits. If you were to submit an application, please note the validation requirements set out in the Council's Validation Checklist. Please refer to [the website](#) for details. In practice for this listed building consent application for, this would comprise items 12 (Heritage Statement, p18), 14 (Material Details, p19), 17 (Planning Statement, p22) and 18 (Plans and Drawings, p22) of the local list requirements (with items 12, 14 & 17 combined into a single document if you so wish). The plans required would be scaled existing and proposed floor plans and existing and proposed elevations of the wall between the dining room and kitchen. You will also be required to provide the required part 1 information, namely an application form, site location plan and site block plan.

Please note that the advice contained within this letter is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council, in the event of a formal application for planning permission. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council. If you wish to discuss the contents of this letter, please contact me on the number given above.

Yours sincerely

Heather Banks

Heather Banks
Planning Officer *J.B.M.*