

DELEGATED APPLICATION REPORT

Address: 173-177 Kings Road, Reading

Application No: 171533/LBC

Proposal: Installation of replacement black metal entrance gates and reconstruction of front boundary wall

Applicant: Ms Christina Mayer

Date received (valid from): 04/09/17

Target Decision date: 30/10/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

i. The site is located to the east of the town centre, fronting Kings Road with vehicular access to the rear from Orts Road. The site comprises three connected buildings (No's 173, 175 & 177) on the north side of Kings Road, close to the junction with Eldon Road (to the south). No. 173 is five-storeys in height, including a lower ground and roof levels. No. 175 & 177 are separate three-storey buildings, also including a lower ground and roof level space. No's 173-5 were reconstructed after a fire in the late 1980s. A front amenity space steps down from the buildings to road level. A large hard surfaced car park exists to the rear.

ii. The buildings are Grade II* listed, as part of a list entry that covers 173 to 183 Kings Road (odd). It was apparent from an officer site visit in July 2016 that all original features within No's 173-175 had gone (it is understood this is due to a fire in the late 1980s, resulting in the substantial re-building of the properties - although they were at no point delisted), but a number of features remain in No 177.

iii. The site lies in the Eldon Square Conservation Area and is also within an air quality management area.

2. The Proposal

- i. Listed building consent is sought for Installation of replacement black metal entrance gates and reconstruction of front boundary wall. The applicant outlines that the application is a result of a vehicle leaving the adjacent highway and damaging a section of the wall and metal gates.

3. Public Consultation

- i. Neighbour Consultation
A site notice was erected on 21/09/17, expiring on 12/10/2017. A press notice was published on 28/09/2017, expiring on 19/10/17. No responses have been received.

4. Consultations

- i. Historic England
Historic England advises that 173-183 (odds) King's Road, Reading are a group of handsome paired stone houses of c.1830, consisting principally of tall bow windows in

the manner of a fashionable south-coast town. Each pair of houses is connected to its neighbours by low linking ranges and the regularity of the architectural composition is reinforced by a neatly-coursed stone boundary wall of consistent design. The wall is of stone, not brick as the current application suggests, and is punctuated at regular intervals by openings consisting of slightly projecting piers and simple metal gates.

This application proposes to rebuild a section of the boundary wall and replace the gates to 175/177 King's Road following damage caused by a recent car accident. We support re-instatement of these elements of the design, but suggest that consent should be conditional on subsequent approval of a 1 sq m section of rebuilt stonework (which should be bedded in lime mortar) and large-scale drawings of the replacement gates to ensure that the materials and finesse of the historic detailing are replicated.

Recommendation

Historic England supports the application on heritage grounds and, subject to conditions covering the details described above, consider it meets the requirements of the NPPF.

In determining this application you should bear in mind the statutory duty of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

ii. **RBC Historic Buildings Consultant**

Is content for a condition to be added to require submission of facing materials to match existing, as per Historic England.

5. Plans Considered

i. The Council, in reaching its recommendation, has taken into consideration the following documents:

Location and Block Plan 16-P1255-04 Rev P1, as received 04/09/17

Elevation (Kings Road), as received 04/09/17

Planning, Design and Access Statement (incorporating Heritage statement) by Davis Planning Ltd, as received 04/09/17

6. Relevant Planning History

i. There is an extensive planning history at the application sites in recent years, but the most pertinent are as follows:

173-175 Kings Road

ii. 160775/FUL & 160776/LBC - Change of use from office (Class B1a) to 15 (4x1, 10x2 & 1x3-bed) residential units (Class C3) and associated works, including fenestration alterations at lower ground floor level, balustrade and door at rear first floor level to facilitate external terrace, rooflights and vents. 160775/FUL Granted following completion of s106 legal agreement 22/12/16. 160776/LBC Granted 5/1/17.

175-177 Kings Road

- iii. 160749/FUL & 160750/LBC - Change of use from office (Class B1a) to 6 residential units (Class C3) including 2no. studios, 3no. two-bedroom and 1no. one-bedroom flats plus new front dormer and associated works. Granted 6/2/17.

7. 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.

8. Relevant Planning Guidance

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

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

9. Relevant Policies

The application has been assessed against the following policies:

National
National Planning Policy Framework
National Planning Policy Guidance

Reading Borough Local Development Framework - Adopted Core Strategy (2008)
CS7 Design and the Public Realm
CS33 Protection and Enhancement of the Historic Environment

Reading Centre Area Action Plan (2009)
RC5 Design in the Centre

Other relevant documentation
Eldon Square Conservation Area Appraisal.

10. Appraisal

- i. The applicant has outlined that the proposal is for the re-instatement of a section of the front wall / gates of the Grade II* buildings, damaged by a vehicle. The proposals are considered to comply with the relevant policies subject to the condition recommended by Historic England, as also recommended by the RBC Historic Buildings Consultant. This will secure the submission / approval of a 1 sq m section of rebuilt stonework (to be bedded in lime mortar) and 1:10 drawings of the replacement gates. This will ensure that the materials and finesse of the historic detailing are replicated.
- ii. The above details condition is recommended alongside the standard conditions relating to timeframes and the approved plans, alongside standard informatives for a listed building consent.
- iii. It was noted during the officer site visit that a number of signs (associated with the approved residential use at No's 173-175) appear to have been added to the front of the buildings, without the benefit of either listed building consent or (possibly) advertisement consent. As such, it is recommended that an informative is added to the decision notice specifying this.

11. Conclusion

- i. The local planning authority **considers that the proposal is appropriate for the reasons set out in this report.**

Recommendation

Grant Listed Building Consent subject to conditions

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 consent relates only to the following plans, drawings and documents:

Location and Block Plan 16-P1255-04 Rev P1, as received 04/09/17

Elevation (Kings Road), as received 04/09/17

Planning, Design and Access Statement (incorporating Heritage statement) by Davis Planning Ltd, as received 04/09/17

Reason: to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and

architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

3. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:
 - a) Elevation and sections drawings of the gates, at a minimum scale of 1:10;
 - b) Physical sample of a 1sqm section of rebuilt stonework to be bedded in lime mortar

The development shall not be carried out other than in full accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

Informatives:

1. Approved works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Officers have worked positively and proactively with the applicant to determine the application within the statutory timeframes for determining such applications.
3. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building. With this in mind, it was noted during the officer site visit that a number of signs (associated with the approved residential use at No's 173-175) appear to have been added to the front of the buildings, without the benefit of either listed building consent or (possibly) advertisement consent. You are advised to investigate this matter further, to avoid the possible need for this matter to also be investigated by the Planning Enforcement team.