

DELEGATED APPLICATION REPORT

SITE ADDRESS: Flat 2 134 Castle Hill

APPLICATION NUMBER: 171185/LBC

PROPOSAL: New gas pipe to be fitted to rear elevation of the property

SITE DESCRIPTION & SURROUNDING AREA

The application site comprises an upper floor flat in a Grade II Listed three storey end of terrace property, situated on the northern side of Castle Hill. The site is located within the Russell Street/Castle Hill Conservation Area.

PROPOSAL

The application seeks listed building consent for the installation of a copper gas pipe to the rear elevation of the property. The gas pipe would run from the source point at ground floor level up the rear elevation of the property to the entry point to the flat at 2nd floor level.

RELEVANT PLANNING HISTORY

02/00585/LBC: Roof strengthening, reposition bathroom and strengthen second floor, remove vestibule to first floor and new kitchen doorway. Permitted 12/6/2002

140958/LBC: Repair top floor window in front elevation (amended description). Permitted 14/7/2015

PLANS AND DOCUMENTS CONSIDERED

- Location Plan ref. Flat 2_ 134_ Castle Hill_ Reading_ RG1 7RW

Received on 3rd August 2017

- Rear Elevation drawing ref. Rear of 134 Castle Hill

Received on 5th October 2017

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)

CS33 Protection and Enhancement of the Historic Environment

CONSULTATION RESPONSES

Neighbouring properties were notified of the application by letter whilst a site notice was displayed on Castle Hill. No letters of representation have been received.

EQUALITIES

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

APPRAISAL

Historic Character and Appearance

The pipe would be located to the rear of the property and as such would not be visible from the Castle Hill street-scene. Amended plans have been submitted which have altered the route to which the pipe runs up the rear elevation of the building. The pipe is now shown to shadow the vertical run of a large existing drain pipe. The proposed gas pipe would be copper with diameter of 20mm. Given its small size and routing next to the existing larger drain pipe it is not considered that the pipe would appear unduly prominent or result in significant additional clutter to the rear elevation. Due to the position of the gas supply at ground floor level and input point at second floor level the pipe is required to cut across the building at some point. The amended plan submitted shows the pipe would cut across under an existing horizontal projecting lip in the brick work of the rear elevation at second floor level. It is considered that running the pipe under this lip would again reduce its prominence.

The proposed works are considered to be minor and subject to a condition to ensure that brackets or clips supporting the proposed piping are attached into the mortar and not the bricks themselves it is considered that the proposal would not result in any adverse harm to the listed building and would preserve its historic character. The proposal is considered to accord with Policy CS33 of the Core Strategy 2008, 2015.

CONCLUSION

The proposed works are considered to preserve the character of the listed building and to comply with Policy CS33 of the Core Strategy 2008, 2015.

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. This consent relates only to the following plans and the works hereby approved shall be carried out in all respects in accordance with the submitted application, supporting information and accompanying drawings:

- Location Plan ref. Flat 2_ 134_ Castle Hill_ Reading_ RG1 7RW

Received on 3rd August 2017

- Rear Elevation drawing ref. Rear of 134 Castle Hill

Received on 5th October 2017

Reason: This is 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. The gas pipe hereby approved shall be affixed to the building at the mortar joints of the rear elevation only and not into the brick faces themselves.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with Policy CS33 of the Core Strategy 2008, 2015.

Informatives

1. 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.
2. Adequate protection and support to the building(s)/ the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the listed building.
3. Officers have worked positively and proactively with the applicant.