

DELEGATED PLANNING APPLICATION REPORT

Ward: Katesgrove

App Ref: 240516/LBC

Address: Addington House, 73 London Street, Reading

Proposals: Roof repairs and insulation, new automatic opening vent to roof. (Part-retrospective)

Case Officer: Marcie Rejwerska

Date received (valid from): 2 May 2024 Target Decision date: 8th July 2024 (ext.)

1. SITE DESCRIPTION

The application site comprises a basement and three-storey mid-terrace building located on the east side of London Street, close to the junction with South Street (to the north).

The site is located within Market Place / London Street Conservation Area. The building is grade II* listed. The listing description reads as follows:

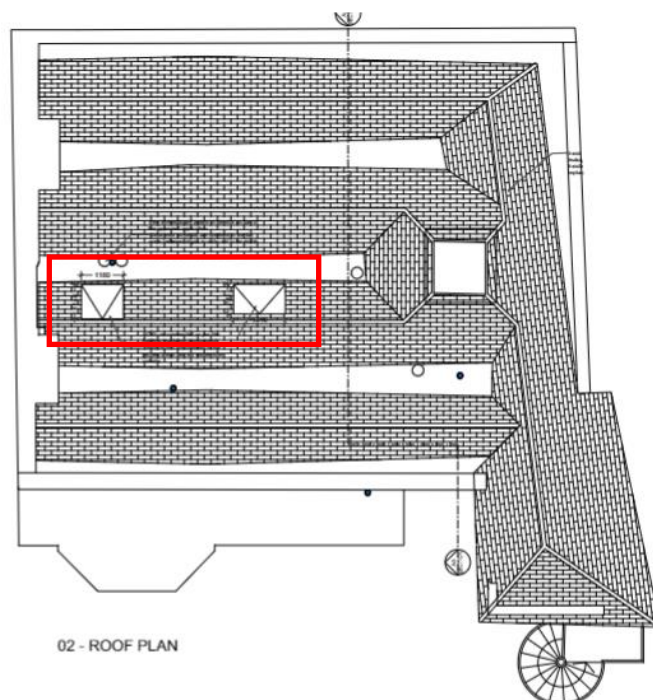
LONDON STREET 1. 5128 (East Side) Nos 73 and 75 SU 7173 SE 3/195 22.3.75. II GV 2. 1748, house of Dr Addington, physician to George III, father of the later Prime Minister. (Lead rainwater head with initials AM and date 1748 removed since previous list). An imposing pair of houses of the same general design. 3 storeys and basement. Stucco plinth, red brick, header bond. Painted stone string at 1st floor level, and painted stone cills to 1st and 2nd floor windows. Moulded and painted stone cornice, plain brick parapet with stone coping. Old tile roof, taller hipped part to left with shaped chimney. Glazing bar sash windows (No 75 has a vent now to 2nd floor left hand window), scalloped blind boxes to No 75. Central doors with stone steps (only No 73 retaining moulded nosing). No 73 has 6 panelled door with radiating fanlight over deep plain painted wood architrave with ovolo moulding. Moulded open pediment on half scroll fluted brackets with acanthus ornament, repeated at right angles on wall face. No 75 has double 6 panelled door with rectangular fanlight (oval and star glazing pattern); wood case with panelled reveals, architrave surround, plain frieze, moulded cornice and half scroll fluted brackets with acanthus ornament. Recently a further door has been inserted to left of No 75, smaller with isolated brackets (probably intended for a flat hood). C18 or early C19 ramped spearhead cast-iron railings with panel standards topped with small urns and segmental bar and ball across front of both houses. No 73 retains a pair of sphinx footscrapers. Interior of No 75 altered to cinema. No 73 has original staircase with fluted balusters and plaster panelling in principal rooms, hall and staircase. Flagged hall with black diamond corners. Rear altered.*

The roof specifically consists of four pitched sections. At the time of this application, works are currently underway on site to implement permission ref. 180758, for the conversion of the property to flats.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for roof repairs and insulation, and the installation of 2x new automatic opening vents on the east facing roof slope. The proposed floor plans also

demonstrate internal alterations being assessed separately under application ref. 240427/NMA and the two applications should therefore be read in conjunction.



Proposed roof plan – location of new vents outlined in red.

Plans considered:

Design and Heritage Statement

AOV Direct Ventec Centro Technical Data Sheet

PF-73AH-01-FP - Location and Block Plan

PF-73AH-02-FP - Approved Floor Plans

PF-73AH-03-FP - Approved Elevations & Section AA

PF-73AH-04-FP - Proposed Floor Plans

PF-73AH-05-FP - Proposed Elevations & Section AA

Received by the LPA on 22 April 2024

3. RELEVANT PLANNING HISTORY

100529/LBC - Erection of commemorative blue plaque - Application permitted on 15/09/2010

180759/FUL - Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works. - Application permitted on 12/10/2018

180875/LBC - Internal and external works associated with conversion of an existing office building to 8 flats. - Application permitted on 12/10/2018

210702/VAR - Variation of condition 2 (approved plans) and removal of condition 4 (on-site vehicle parking) of planning permission 180758 (conversion to 8 residential units and associated works) - Application permitted on 25/06/2021

211412/APC - Discharge of conditions 3a (detailed schedule), 3b (method statement) and 4 (timber windows) of listed building consent 180875, as granted 12/10/2018. - Conditions discharged on 11/10/2021

211421/APC - Discharge of conditions 3 (construction method statement), 9 (noise scheme) and 10 (BREEAM) of planning permission 180758, as granted 12/10/2018. - Conditions not discharged

240427/NMA - Non-material amendments to permission 180758 (granted on 12/10/18 for conversion to 8 residential units) to alter the wording of conditions 2 (approved plans), 6 (bin storage) and 12 (habitable accommodation) to incorporate revised plans detailing internal layout changes to account for fire regulations. - Not yet determined

240598/VAR - Variation of condition 2 (approved plans) of listed building consent 180875 (granted on 12/10/2018 for various internal and external works associated with conversion of an existing office building to 8 flats) for internal and external alterations, including revisions for internal layout changes to account for fire regulations. - Not yet determined

4. CONSULTATIONS

Statutory:

Historic England - No comments.

Non-statutory:

RBC Conservation Officer - No objections subject to conditions to secure schedule of works and roof insulation details.

Public:

The following addresses were consulted by letter.

75-77 London Street, Reading, RG1 4QA
67 London Street, Reading, RG1 4QA
Compass House, South Street, Reading
71 London Street, Reading, Berkshire, RG1 4QA
Flat 8, Addington House, 73 London Street, Reading, RG1 4QA
Flat 7, Addington House, 73 London Street, Reading, RG1 4QA
Flat 6, Addington House, 73 London Street, Reading, RG1 4QA
Flat 5, Addington House, 73 London Street, Reading, RG1 4QA
Flat 4, Addington House, 73 London Street, Reading, RG1 4QA
Flat 3, Addington House, 73 London Street, Reading, RG1 4QA

No letters of representation received.

5. 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 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'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

BS7193: Guide to the Conservation of Historic Buildings

Conservation Principles Policies and Guidance 2008

HEAG094 How to improve energy efficiency

Reading Borough Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

Other Local Documents

Market Place/London Street Conservation Area Appraisal 2007

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.

APPRAISAL

Policy EN1 states “Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”

The installation of the automatic opening vents is considered necessary to bring the property up to modern fire safety standards. At the time of this application, the openings for the vents have already been cut into the roof. Due to the design of the roof, the AOVs will not be visible from the street, and as such, there is no objection to these proposed works. The submitted materials details are considered acceptable.

The proposed roof works are also considered necessary to make the property viable and extend the viable life of the heritage asset. No specific details have been submitted for these works and therefore a pre-commencement condition is recommended to secure details of the proposed insulation, roof tiles which may be replaced, and the schedule of works.

Conclusion

The proposed works are considered necessary to ensure the viability of the property, and the submitted supporting information is considered acceptable. As such, the application is recommended for approval.

RECOMMENDATION
GRANT LISTED BUILDING CONSENT

Subject to the following conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials for roof repairs and schedule of works for roof repairs to be submitted prior to commencement