

DELEGATED PLANNING APPLICATION REPORT

Ward: Coley

App Ref: 240079/LBC

Address: Flat 12, All Saints Gardens, 52 Tilehurst Road, Reading, RG1 7TS

Proposals: Removal of part of internal non load bearing wall (retrospective)

Case Officer: Marcie Rejwerska

Date received (valid from): 25 March 2024 Target Decision date: 23 May 2024 (ext.)

1. SITE DESCRIPTION

The application site is a two-storey, 2-bedroom flat within 52 Tilehurst Road, which is Grade II listed. The flat is accessed separately from the main building of number 52 Tilehurst Road and has its own access gate onto Tilehurst Road. The flat is contained within an outrigger to number 52, and is thought to be an original feature of this mid-19th Century property. The property is also located within the Downshire Square Conservation Area.

The listing of the property reads as follows:

Mid C19 suburban villa. 2 storeys and basement. Stucco with rusticated corner piers. Flat eaves to hipped slate roof, pepperpot skylight to east side. 3 by 3 bays, glazing bar sashes; outer windows with louvred shutters. Door to east side. Stables to west. 5 foot high panelled stucco wall to street ramped up for flanking side doors.



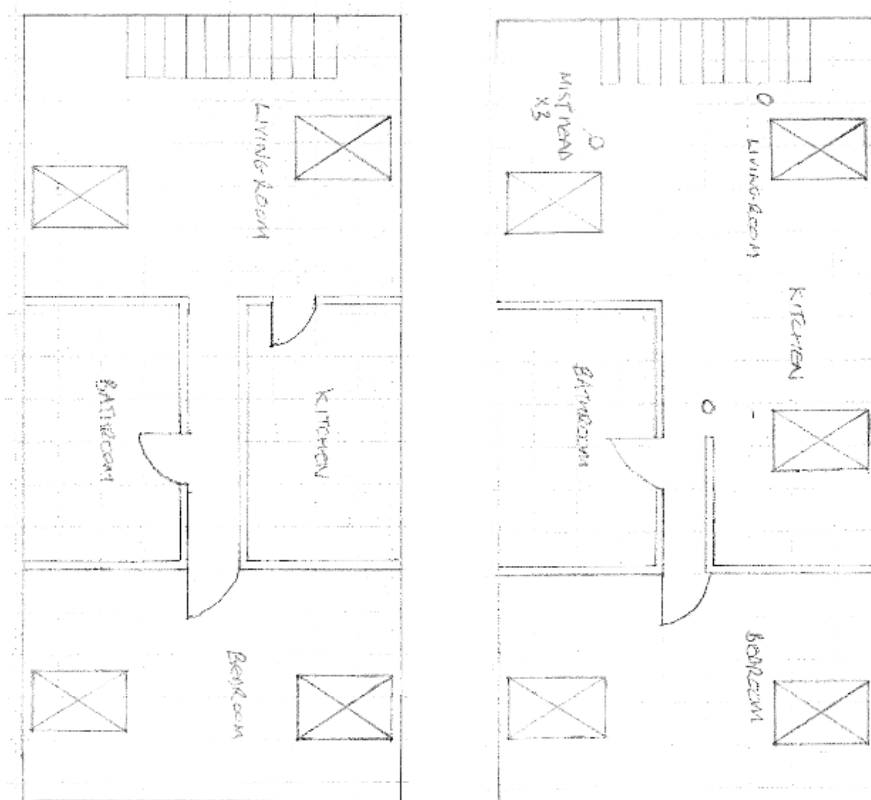
Flat 12 of 52 Tilehurst Road indicated in red, bounded by the main building of number 52 Tilehurst Road to the right, and number 54 Tilehurst Road to the left.



1850s map of the local area indicated the link between 52 and 54 Tilehurst Road is likely an original feature.
Source: Royal Berkshire Archives

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought retrospectively for the removal of part of an internal non load bearing wall and addition of one new matching roof light on the rear elevation.



First floor plan pre- and post-development

Plans considered:

Planning statement, received 25 January 2024

Existing and proposed plans, received 25 March 2024

Location plan, dated 21 January 2024, received 22 January 2024

3. RELEVANT PLANNING HISTORY

030339/FUL & 030340/LBC - Sub-division of No. 52 Tilehurst Road into 7 no flats. Erection of 9 no new flats within curtilage - Application permitted on 29/04/2004

4. CONSULTATIONS

Non-statutory:

RBC Conservation Officer - No objections.

Public:

The following addresses were consulted by letter.

2, 54 Tilehurst Road, Reading, RG1 7TS

4, 54 Tilehurst Road, Reading, RG1 7TS

3, 54 Tilehurst Road, Reading, RG1 7TS

1, 54 Tilehurst Road, Reading, RG1 7TS

5, 54 Tilehurst Road, Reading, RG1 7TS

Flat 11, All Saints Gardens, 52 Tilehurst Road, Reading, RG1 7TS

Flat 14, All Saints Gardens, 52 Tilehurst Road, Reading, RG1 7TS

Flat 15, All Saints Gardens, 52 Tilehurst Road, Reading, RG1 7TS

Flat 16, All Saints Gardens, 52 Tilehurst Road, Reading, RG1 7TS

Flat 17, All Saints Gardens, 52 Tilehurst Road, Reading, RG1 7TS

No letters of representation received.

A site notice was also displayed on site on 1st May 2024.

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

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

Other Local Documents

Downshire Square Conservation Area Appraisal 2009

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: Protection and Enhancement of the Historic Environment 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.”*

Policy EN3: Enhancement of Conservation Areas states *“The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”*

Furthermore, the Downshire Square Conservation Area Appraisal identifies the site and states *“The character of this site is now quite different to the main part of the conservation area opposite it, and does pose the question as to whether or why it was/is included in the conservation area. It does represent something of an “outlier” to the main conservation area.”*

The removal of part of the internal wall has minimal impact on the heritage asset as the interior of Flat 12 has no outstanding architectural features which may be original to the property. The removal of the wall has no impact on the heritage asset from the outside and therefore no impact on the character of the property nor the wider conservation area.

The addition of a roof light at the rear elevation is similarly not considered harmful. The existing roof lights on this roof slope are not original and modern in appearance - timber and double glazed. The new roof light follows the fenestration layout on the roof slope and the materials match the existing. The roof light is not visible from Tilehurst Road nor Brunswick Hill, therefore, the impact on the wider character of the street and conservation area is minimal.

Overall, the works are not considered harmful to the character or significance of the listed building nor the conservation area. The development is hence in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan.

Conclusion

The development has been assessed against the adopted local and national policies as outlined above and is considered in accordance with those policies.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Subject to the following conditions:

1. Approved plans