

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 240136/LBC

Address: 141 Oxford Road, Reading, RG1 7UU

Proposals: Painting on flank wall facing Russell Street of MURAL, to record history of occupiers of property as part of the HIGH STREET HERITAGE ACTION ZONE project

Case Officer: Nathalie Weekes

Date received (valid from): 2 February 2024

Target Decision date: 29 March 2024

1. SITE DESCRIPTION

The site is occupied by a three storey terraced Grade II listed building. The building is late Georgian, constructed approximately 1820. It is located to the west of the town centre, near the corner of Oxford Road and Russell Street in the Castle Hill/Russell Street/Oxford Road Conservation Area in the Reading Central Area and AQMA.

Listing details

OXFORD ROAD 1. 5128 (South Side) Nos 139 and 141 SU 7073 12/538 II GV 2. Mid C19. 3 storeys painted brick. Slate roof with central chimney. 4 ranges of glazing bar sash windows. Projecting modern shop front. To left is an original doorway: round headed in channelled surround, 6 panels with circle and teardrop fanlight.

Site visit date: 28/02/2024

Site photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for a mural to replicate a traditional hand painted advertising sign on the flank wall of 141 Oxford Road, facing Russell Street. As none of the original signs remain, it is intended to paint a mural in a similar style that lists some of the past occupants of 139-141 Oxford Road and to promote the heritage of the site as part of the High Street Heritage Action Zone project.

The wall will be cleaned with a poultice paint stripper and clean cold water. The existing layer of paint will have graffiti removed and be stripped back to the render. Any areas in need of repair will be patched using a lime mortar if hollow or blown areas are found.

The mural will be painted by hand. 2x coats of synthetic primer, 2-3 synthetic topcoats, with signwriting enamels on top. Proposed letter styles will be in a traditional style in white paint.

A mobile tower, a ladder, traffic cones, temporary hand tools and buckets will be required. Works will be undertaken between 08:00 and 16:30 Monday to Friday. Scaffolding will be required to clean the wall and would obstruct the pavement. A pavement licence will be sought to complete the works. At the end of each day, where possible, the barriers will be placed against the wall to allow pedestrians to pass on the pavement and protect the works in progress. The pavement will still be available on the opposite side of Russell Street during the completion of the works.

Plans considered

E05307-HCC-ZZ- 004 P1 Site Plan

E05307-HCC-ZZ- 003 P1 Location Plan

Heritage statement - 141 Oxford Road

E05307-HCC-ZZ-302 P1 Proposed elevation to Russel Street, Oxford Road sign

Proposal concept, proposed artwork for the wall

E05307-HCC-ZZ-301 P1 Existing elevation to Russell Street

As received 02/02/2024

3. RELEVANT PLANNING HISTORY

139-141 Oxford Road

231547/FUL The removal of eight uPVC windows on the first and second floors and the installation of timber sash windows to match the original historic windows. Permitted 22/11/2023

231548/LBC The removal of eight uPVC windows on the first and second floors and the installation of timber sash windows to match the original historic windows. Permitted 22/11/2023

211824/LBC - Listed Building Consent for proposed upgrades to the front facade of 139 Oxford Road. Permitted 08/02/2023

221875/FUL - Upgrades to the front facade of 139 Oxford Road. Permitted 08/02/2023

221876/ADV - Existing signage to be removed and timber hand painted signage installed. The hanging sign will not be reinstated. A concealed slim cowl light is to be installed to light the timber fascia. Permitted 08/02/2023

100993 Listed building consent for removal of existing cross wall; removal and replacement of timber units and timber embedded in internal walls with steel or concrete lintels and brickwork; strip and renew roof finish and fascias, soffits and guttering. Permitted 26 July 2010

4. CONSULTATIONS

The following addresses were consulted by letter, an advert was placed in a local newspaper on 8 February 2024 and a site notice was displayed at the site for the required period.

141 Oxford Road, Reading, Berkshire, RG1 7UU

No letters of representation have been received.

Consultees

Reading Conservatory Area Advisory Committee - A letter of support was received from CAAC in support of the painting of a mural.

RBC Transport - There are no objections.

RBC Conservation Officer - There are no objections to the proposal.

The proposed mural, which would display the history of occupiers of the listed building, would constitute a letter style and colour palette reflecting the Victorian era. It would be painted on the side elevation facing Russell Street in place of the original signage as an artwork by an artist who produces high-quality hand-painted signage and painted mural services.

The display of such artwork in a listed building and within its setting would appear visually congruous, partially restoring one of the original features of the building, improving signage, and contributing to the architectural and visual qualities of the conservation area would enhance the significance of the listed building. As such, the proposal would meet Policies EN1, EN3 and EN6 and be supported on heritage grounds.

Please note the submitted proposed elevation shows the existing uPVC windows, which are not a part of this application, therefore they should be replaced with the original timber sash windows.

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.

5. RELEVANT PLANNING POLICY AND GUIDANCE

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:

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.

National Policy and Guidance

National Planning Policy Framework (2023)

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

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

Other Local Documents

Castle Hill/ Russell Street/Oxford Road Conservation Area Appraisal

6. APPRAISAL

Design and Impact on the Historic Character of the Listed Building and Visual Amenity of the Area

The proposal seeks to provide a mural to record the previous occupiers of the property and to record the work of the High Street Heritage Action Zone.

It is considered that the proposed artwork, by telling the historic story of the property makes a positive contribution to the listed building and conservation area and would look appropriate here. (Policies EN1 and CC7).

7. CONCLUSION

GRANT listed building consent.

8. RECOMMENDATION

Approve

Subject to the following conditions:

Time limit

Materials

Proposed works and plans

Bricks

Cleaning