

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/24/0061 Listed building consent (Alt/Ext)

Address: 15 Castle Street, Reading, RG1 7TB

Proposal: Internal alterations to create hallway and floor repairs

Applicant: Castle Studios

Received date: 2024-01-17

Target Decision date: 2024-08-16 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a mid-terrace two-storey property on the south side of Castle Street, within the central core of Reading. The property is in office use and is Grade II* listed. The listing (recently amended) reads as follows:

15 Castle Street, Reading, is listed at Grade II for the following principal reasons:*

Architectural interest

** as a prominent, high-status urban vernacular building of the C16 and later, with finely proportioned double jetties and distinctive gables; * the interior retains a significant proportion of good quality early timber framing, particularly evident on all floors of the front range, and C18 fixtures in the ground-floor room.*

Historic interest:

** the long history and form of the building demonstrate the commercial and domestic occupation of English historic towns from the C16 onward which, amplified by its documented history, adds to the building's more than special national interest. Group value: * the building has a historical relationship with a number of listed buildings in close proximity, notably the neighbouring 17 and 19 Castle Street, both listed at Grade II*.*

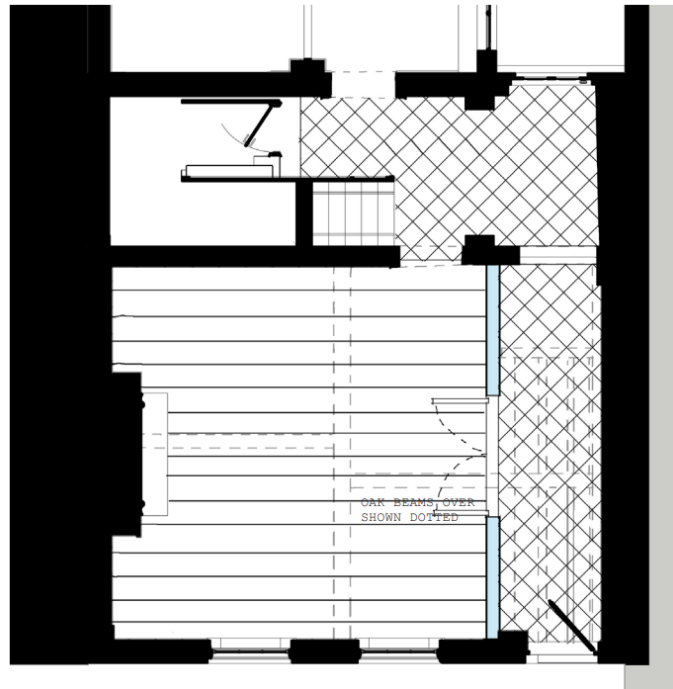
The site is also within the St Mary's Butts/Castle Street Conservation Area, and an area of archaeological potential.



Image of site frontage taken from the submitted Heritage Statement.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for alterations to the ground floor only, including creating a new hallway through the addition of a new partition wall, creation of a new doorway, and associated floor repairs.



Proposed ground floor plan.

2.1. Information submitted:

Schedule of Works, received 5 August 2024

Heritage Statement, Colony Architects, dated June 2024, received 24 June 2024

1025-03-10 – Existing and Proposed Floor Plan & Proposed Section A-A, dated July 2024, received 16 July 2024

Appendix A – Listed Building's Front Room Alterations, received 18 January 2024

Appendix B – Access and design statement, received 18 January 2024

Location Plan, received 18 January 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

- Reading Conservation Area Advisory Committee – No comments received
- (e)Berkshire Archaeology – No comments received.
- Historic England – No comments received.
- RBC Conservation Officer – Application supported.

The following addresses were consulted by letter:

- 17, Castle Street, Reading
- 13, Castle Street, Reading

No letters of representation received.
A site notice was displayed on site.

A site visit was conducted by the case officer and RBC Conservation Officer on 5th March 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
National Planning Practice Guidance
BS7193: Guide to the Conservation of Historic Buildings
Conservation Principles Policies and Guidance 2008

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

St Mary's Butts/Castle Street Conservation Area Appraisal 2008

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.

6. 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 proposed works are considered sympathetic to the Listed Building, and not considered harmful to the historic or architectural value of the property. The proposed interior details

will match the existing, and the schedule of works demonstrates that there will be minimal harm to the existing historic fabric.

7. CONCLUSION

On balance, the proposed works are not considered harmful to the Listed Building, and the details submitted sufficiently demonstrate that the heritage asset will be protected during future construction work. As such, the proposal is considered in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

8. RECOMMENDATION

GRANT

Recommended Conditions:

1. Time Limit
2. Approved Plans
3. Materials to Match