

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/24/0710 Listed building consent (Alt/Ext)

Address: Dogma Ph, 11 Castle Street, Reading, RG1 7SB

Proposal: Refurbishment works to buildings external facade

Applicant: Firstplan

Extended Target Decision date: 05/11/2024

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application relates to a public house on the southern side of Castle Street within the Central Core of Reading Town centre. The public house is grade 2 listed and falls within the St Mary's Butts and Castle Street Conservation areas. No 11 was built c.1834 (said to be 1837) by architect J J Cooper. The public house is a grade 2 listed former Congregational Chapel. It was altered into shop premises with a 2 storey front. It is on a highway and the area is commercial in character, incorporating an array of offices, public houses, shops and residential units. It is in an area of archaeological potential, within the central core of Reading Town Centre and within the Reading Central Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for works to reinstate the building's original external façade following unauthorised works to repaint the building. Previous redecoration has resulted in damage to the building from use of an inappropriate unbreathable paint and works are needed to repair resultant damage to the masonry from previous efforts to remove the paint from the stoneworks.

Previous planning applications 181547 & 181549 in August 2018 sought to remedy the unauthorised works (refs:). Permission was sought for the following:

- Removal of the weathered timber fascia board and replacement with by a plain fascia board;
- Removal of internally illuminated blue fascia board and replacement with a blue steel signage sheet, fixed back to the new fascia board;
- Removal of internally illuminated projecting sign and replacement with a hanging painted shield;
- Removal of grey painted finish at ground floor level and replacement with stucco finish to match existing;
- Retention of exterior wall uplighters and CCTV cameras.

Works above were not completed following Covid restrictions. Additional works are now proposed to restore the frontage to the building in line with previously approved works required to the front façade.

The current proposals consist of:

In-Situ plastic stone consisting of individual stone repairs

- work accessed by ladder to a scaffold
- lime and aggregate to be used to acrry out sample mortar repairs
- Cutting back areas using small cutter and hand tools to 20mm suitable for new repair
- Rinsing and de dusting with cold water
- Use an approved mortar mix, not exceeding 10mm in one visit
- Where repairs exceed 50mm, in depth stainless steel or similar non-ferous reinforcement to be used to a minimum of 20mm cover
- Repair to be built up
- Surface protected by Hessian or similar sheeting
- Where required, stones are to be cut back to a square edge with a new piece of Bath stone to be indented
- "Specimen G54932" was found to match the existing stone surface.

- The mortar mix will be 3 parts crushed Bath stone : 1 part Silver sand : 1-part Natural Hydraulic lime strength 2

Repair works to the four fluted columns

- Any blown paint work to be made good, filled and redecorated.
- Columns are to match to ensure a consistent appearance to the building frontage.

Plans considered

Stone repair – In situ stone repairs

Right window survey

Left window survey

Report 76942/G Identification of potential stone source, Reading, Sandberg LLP consulting engineers, 13 May 2024

As received 04/09/2024

2597-200-01 front elevation signage as existing and proposed

17361/MS/gc Firstplan Listed building consent for refurbishment works to building external façade letter, 24 May 2024

Site location plan, 28/11/2017

~~Report 76942/G Identification of potential stone source, Reading, Sandberg LLP consulting engineers, 13 May 2024~~

2404-02 Version 01 Heritage, Design and Access Statement, JacksonBCS, May 2024

As received 31 May 2024

Planning history

181547 FUL Alterations to the shopfront and replacement signage – Permitted 19/12/2018

181548 ADV Signage including 1 Fascia sign and 1 Projecting sign – Permitted 19/12/2018

181549 LBC Shopfront alterations and advertisements. Permitted 19/12/2018

180518 ADV Retrospective 1.no Fascia sign & 1.no Projecting Sign Refused 04/06/2018

180519 LBC Retrospective various external and internal alterations, including fascia and projections sign, illuminated menu style sign, painting of the front elevation, metal access ramp cover, CCTV cameras, uplights, cigarette bin and associated works. Refused 04/06/2018

180221 Display of a temporary vinyl hoarding advertisement Application refused 28/03/2018

172127 Placement of furniture upon public highway, comprising three benches with removable barriers. Application refused 12/02/2018

991633 ADV Erection of neon illuminated and non-illuminated individual applied lettering and trough lit amenity boards Application Permitted 03/11/1999

991575 LBC Erection of individually illuminated letter signage, two individual letter signs and two illuminated amenity menu signs. Application permitted 03/11/1999

980915 LBC Change of use to A3 use with ancillary residential flat. External extension to rear above existing extension, in matching brickwork. New void at first floor level and dual staircase to sides, in timber. New fenestration to front elevation. Application permitted 10/03/1999

3. CONSULTATIONS

A site notice was displayed at the application site and an advert was placed in a local newspaper on 20/06/2024. No public responses were received.

The following were consulted:

CAAC – Reading Conservation Area Advisory Committee – Support the proposed works to rectify the damage caused to the front façade when the ground floor was painted in 2018. Additional works

and assessment should be sought for the columns and to request that vegetation growth is removed from the roof.

RBC Conservation officer – The submitted documents are considered acceptable in this instance subject to necessary conditions regarding the proposed works, although plastic repair is not the considered the best choice by the RBC Conservation officer. A revised scheme of works to incorporate refurbishment to the columns to ensure that they match the frontage is welcomed.

Communication with the agent

The agent provided more details regarding the proposed works, with an assessment of the columns and remedial works required.

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.

4. LEGAL AND PLANNING POLICY CONTEXT

Relevant Planning Policy and Guidance and Legal Context

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this regard, the NPPF states that due weight should be given to the locally adopted policies of the Reading Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

In determining applications for Listed Building Consent, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess

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

National Policy

National Planning Policy Framework (2023)

National Planning Practice Guidance

Reading Local Plan 2019

CC7: Design and the Public Realm

EN1: Protection and Enhancement of the Historic Environment

CR2: Design in Central Reading

CC8: Amenity

OU4: Advertisements

TR3: Access, Traffic and Highway-Related Matters

Also relevant:

Planning (Listed Buildings and Conservation Areas) Act 1990

With respect to these applications, the applicable statutory provisions are:

- Section 16(2) which regards listed building consent for any works; and
- Section 66(1) the determination of applications

Historic England Good Practice Advice: The Setting of Heritage Assets, Planning note 3 (Second Edition)

The St Mary Butts and Castle Street Conservation Area Appraisal

5. APPRAISAL

Planning permission was refused for applications 180518 ADV and 180519 LBC for retrospective works and signage to the front façade. Previous planning permission permitted for application 181549 was for shopfront alterations and advertisements to restore the shop frontage to mitigate the impact of grey paint on the front façade, for works which were commenced but not completed.

Additional stone works and refurbishment is currently required to restore the front façade and repair the masonry. Documents submitted in respect of the proposed stone works have been reviewed by the RBC Conservation Officer and are considered acceptable in this instance. Conditions are recommended for approved documents; repair works and improvements and to avoid damage to any existing adjacent features.

The proposal would not significantly affect features of architectural or historic interest or impact the character of the St Mary Butts and Castle Street Conservation area. In view of the nature of these proposals they are not considered to harm the Listed Building and would contribute to the long-term sustainable use of the building.

6. CONCLUSION

No conflict with EN1. Conditions for the repair works to be completed as outlined and to avoid damage to any existing adjacent features, in addition to approved plans are required.

7. RECOMMENDATION

Approve

Recommended Conditions:

Time limit

Approved plans

LBC works

LBC protect historic features

Informatives:

Terms

P&P

Highways