

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: PL/24/1126

Address: 104 London Street Reading RG1 4SJ

Proposal: Construction of timber cycle store. Reinstatement of door opening. Removal and making good of two existing doors. Installation of new matching door.

Applicant: Beenlore Limited

Received date: 28 August 2024

Target Decision date: 25 November 2024

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site is a mid-terraced three-storey with partial basement early C-19 building. By the mid-C19 the house had a long narrow range to the rear, extending along the southern boundary wall of the site; this range has largely been replaced by later extensions on the same footprint. The building was converted to office use during the 1990s. The site is provided with access to St Giles Close to the rear for servicing and cycle pedestrian/cycle access.

Site Photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal, includes internal alterations in line with approval ref: 24/0699 for the conversion of the existing office building, and 1-bed flat, into a 5-bed 6-Person HMO, including cycle and bin store to rear. The alterations predominantly relate to repair work, including replacing rotten timbers within windows, re-painting windows, and other internal works of redecoration. There are minimal external repairs, and repainting surfaces.

Supporting Plans and documents:

Drawing No: 241527/01 B as Received 20 August 2024

Drawing No: 241527/02 B as Received 20 August 2024

Drawing No: 241527/04 C as Received 16 October 2024

London Street, Reading – Schedule of works – Received 15 October 2024

3. 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. CONSULTATIONS

Neighbours were consulted by letter, and Reading Conservation Area Advisory Committee were consulted.

No responses were received.

Internal

RBC Conservation Advisor

The proposal is generally considered acceptable, full details of materials and colours are required prior to commencement of works.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

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

SPG/SPD

Market Place/London Street Conservation Area Appraisal (2007)

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.”

Policy EN3 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.”

The applicant has submitted information to confirm that the works, which are predominantly internal, will be undertaken in a manner which conserves the character and appearance of the host property. Full details of materials to ensure appropriate conservation/historic materials are to be used.

7. CONCLUSION

The application has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT