

DELEGATED APPLICATION REPORT FOR LISTED BUILDING CONSENT

Ward: Abbey Ward
App Ref: PL/25/1262
Address: 26-28 BROAD STREET, READING, RG1 2BU
Proposals: Internal refurbishment of the 2nd floor
Case Officer: Mishga Marshall
Date received (valid from): 05/09/2025
Target Decision date: 31/10/2025
Agreed EOT Decision date: 20/11/2025

SITE DESCRIPTION

The proposal site is a HSBC bank at 26-28 Broad Street. The bank fronts both Broad Street and Queen Victoria Street. 26-28 Broad Street is a Grade II Listed Building (listing 1113564). The listing describes 24-28, Broad Street as:

“2. Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables).”

The proposal site is also within an Air Quality Management Area (AQMA). The proposal site is located between the Market Place/London Street Conservation Area, and St. Mary's Butts/Castle Street Conservation Area. The proposal site itself is not within a Conservation Area. The site is within the central Reading area, the central core, the primary shopping area and a designated primary frontage.

PROPOSAL AND SUPPORTING INFORMATION

The proposal is in relation to refurbishment within 26-28 Broad Street 'HSBC Bank', on the 2nd floor. The proposed works include new furniture, redecoration of walls & joinery, replacement of modern floor finishes, replacement signage, replacement lighting and works to non-original modern ceilings. Some modern skirting boards are to be replaced, and some modern doors are proposed to be re-laminated to a different oak finish. No structural works are proposed, and no original features would be affected as part of this refurbishment. The works would not affect the existing access arrangements or the layout of the application area. No walls or partitions are proposed to be demolished, and no new partitions are proposed either. The project does not include any external work to the elevations.

No works have been undertaken or started in relation to the proposed extension development.

SITE VISIT

Site visit date: 05/11/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 5th September 2025

- 25 019 PA 01 Location Block Plan
- 25 019 PA 02 Photo sheet
- 25 019 PA 03 Existing Second Floor
- 25 019 PA 04 Proposed Second Floor
- 25 019 PA 05 Proposed Second Floor RCP
- 25 019 PA 06 Design Access Statement September 2025
- 25 019 PA 07 Heritage Statement September 2025

RELEVANT PLANNING HISTORY

PL/97/0304 - Internal refurbishment of existing building including new entrance into 24 hr lobby, modification to existing entrance and external re-decoration of existing windows. Replacement of existing M & E Plant and demolition of existing staircase - Historic Application

PL/14/0297 - Removal of 3 no. existing cash paying machines internally and installation of 3 no. new model cash paying machines - Application Returned

PL/22/1333 - Replacement of 2no. existing ATM machines and associated signs with new models and associated new signs - Approved

PL/04/1104 - Installation of 2no. external ATM's to Queen Victoria Street elevation and minor alterations to lobby area - Refused

PL/08/0541 - Amended window and door frames (ground floor) to the Queen Victoria Street elevation and amendments to fascias on Queen Victoria Street elevation and Broad Street Elevation. - Approved

PL/12/0699 - Internal alterations to second floor to include the division of an existing room within the second floor of 30 Queen Victoria Street into four smaller rooms and minor alterations to openings. Installation of new air conditioning unit. - Approved

PL/21/0679 - Separation works due to lease surrender of part of building back to landlord. Reinstall separating walls internally. Remove existing external ATMs and replace sections of existing shopfront glazing following ATM removal. - Approved

PL/05/0003 - Replace shop front to Queen Victoria Street facade and create fire ext. Make changes to both Broad Street and Queen Victoria street windows. Internal alterations. - Refused

PL/23/0970 - Internally applied 'Contravision' vinyl image to window - Closed

PL/23/1137 - Partially obscured film applied to windows (amended description) - Approved

PL/97/0016 - Installation of two internally illuminated fascia signs and three internally illuminated projecting signs. - Historic Application

PL/99/2227 - Erection of replacement signage - Approved

PL/06/0221 - General re-fit and refurbishment of shopfront to Queen Victoria Street and changes to Broad Street and Queen Victoria Street windows - Refused

PL/07/0020 - General re-fit and refurbishment of shopfront to Queen Victoria Street and changes to Broad Street and Queen Victoria Street windows - Approved

PL/07/1465 - 9 x halo illuminated fascia signs 2 x internally illuminated projecting roundel signs - Approved

PL/14/0396 - Repairs to parapet gutters and gullies, together with the repair of internal fabric and finishes. - Approved

PL/18/0953 - Refurbishment works of an existing branch of HSBC UK - Approved

PL/05/0585 - Installation of 2 external ATM's to Queen Victoria Street elevation and minor alterations to lobby area (resubmission of 04/01129/LBC) - Withdrawn

PL/08/0097 - Installation of 6 condenser units to roof elevations and removal of 9 existing units. - Approved

PL/17/0920 - Listed Building Consent for replacement signage - HSBC to HSBC UK - Approved

PL/21/1554 - Alterations to internal layout and the installation of replacement external signage. Alteration to existing stall riser and

installation of new section of shopfront to accommodate the Installation of 2no. external ATMs. (Amended Description) - Approved
PL/16/0531 - Internal and external alterations associated with replacement ATMs (3 on Queen Victoria Street elevation and 3 internally) - Approved
PL/93/0670 - Halo neon letters and projecting signs. - Historic Application

CONSULTATIONS

Public Consultations:

Site notice displayed on 02/10/2025

No letters of representation have been received.

Statutory Consultations:

RBC Conservation Officer : It appears the building has been altered internally very much. I noted that whilst there have been considerable alterations to the interior of the building, the stairwell area has some original features: dado rail, skirting boards, stair and feature windows which would not be affected by the proposed works. So, no objection subject to the condition recommended.

Conservation Area Advisory Committee: No Comment.

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.

WORKING WITH THE APPLICANT:

In dealing with this application, Reading Borough Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner to consider this proposal within the prescribed timetable.

RELEVANT PLANNING POLICY AND GUIDANCE

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.

National Policy

National Planning Policy Framework 2024
National Planning Practice Guidance 2014 onwards
Conservation Principles Policies and Guidance 2008

Reading Borough Local Plan (2019)

EN1 (Protection and Enhancement of the Historic Environment)
EN4 (Locally Important Heritage Assets)

SPD

Design Guide to House Extensions SPG 2021

OFFICER ASSESSMENT

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 EN4 states “Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.”

The proposal is not considered to harm the character of the listed building. The works proposed to the inside of 26-28 Broad Street largely consists of upgrades to the existing modern interior, such as redecoration, new furniture and flooring. It has been outlined in the Design and Access Statement that the internal works proposed would not harm the historic fabric of the Grade II Listed Building. This application is supported by the Conservation Officer.

Overall, the proposal is considered to preserve the character and appearance of the Grade II Listed Building. Therefore, the proposed development is considered in accordance with policies EN1 and EN4 of the Reading Borough Local Plan.

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.

OFFICER RECCOMENDATION

APPROVE WITH CONDITIONS