

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/26/0684 Listed building consent (Alt/Ext)

Address: 86, London Street, Reading, RG1 4SJ

Proposal: Installation of ventilated stud walls to basement perimeter walls, replacement basement windows and structural strengthening of the ground floor (amended description)

Applicant: Mr Philip Lee

Received date: 22/05/2026

Target Decision date: 21/07/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a Grade II listed mid-terrace building on the west side of London Street. The building is also known as Albion House. The national listing reads as follows:

86 London Street is listed at Grade II for the following principal reasons:

Architectural interest: as an early to mid-C18 townhouse which contributes to the character of an architecturally varied historic streetscape.

Historic interest: as part of the urban development of Reading's ancient core.

Group value: the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

Built in the early to mid-C18 with later alterations.

MATERIALS: tuck-pointed red brick laid in Flemish bond with timber and stucco dressings and clay tile roof coverings.

PLAN: a former terraced house of three storeys, now containing a shop (letting agents) on the ground floor and apartments above.

EXTERIOR: the main, east elevation faces the street and is three bays wide and three storeys high. The ground floor comprises, from left to right: two six-over-six sash windows with heavily moulded frames and an entrance doorway which has a moulded doorcase with two console brackets and a cornice. It contains a six-panelled door with brass door furniture beneath an elaborate, rococo-style transom light. A timber cornice separates the ground floor from that above. The first floor has four large Doric pilasters supporting a broad stucco entablature with metopes and a dentilled cornice. Between the pilasters are three six-over-six sash windows with moulded frames and keystones; simple geometric keystones to the outer sashes and a larger console keystone to the central sash. The second floor, or attic storey, has squat six-over-six segmental-headed sash windows with exposed sash boxes and a brick parapet with a stone coping. Behind the parapet is a tile-covered M roof. All of the sash windows to this elevation are flush with the brickwork. The basement has been painted white and contains two hopper windows behind iron railings.

The rear, west elevation is three bays wide with the ground and first floor painted white while the second floor is exposed red brick. On the first floor, there is a large 36-pane uPVC window to the northernmost bay and two eight-over-twelve timber sash windows to the other bays. The second floor is similar with a 36-pane uPVC window and two eight-over-eight sash windows.

The full listing can be found on the Historic England register under list entry number 1113527.

The site is also within the Market Place/London Street Conservation Area. The building is presently vacant and was recently granted permission to be converted to a residential dwelling. The surrounding area comprises a mix of commercial and residential uses.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought to install ventilated stud walls to short lengths of the basement perimeter walls. The application is submitted as a minor variation to the recently granted planning permission and listed building consent to convert the property into a residential dwelling, in which a damp proofing schedule of works was permitted. Investigation works in relation to the damp proofing in the basement have revealed that there are salts to the corners of some of the spaces which mean that the previously proposed lime application would not adhere in the long term and would de-bond potentially within a year.

During the course of the application the applicant has provided details of additional works reflected in the amended development description, including replacement of all basement windows and structural strengthening works to the ground floor.

2.1. Information submitted:

- 1347-HR-A-HS-XX-02 Heritage Statement (Basement Walls), dated 21 May 2026
- 1347-HR-A-TE-0400 Schedule of Finishes
- Location Plan

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- 1347-HR-A-HS-XX-03 Rev 03 - Heritage Statement (Proposed Windows and Ground Floor Structural Strengthening, dated 13 July 2026
- Structural Inspection & Recommendations of Timber Ground Floor, Clive Hudson Associates, dated July 2026
- Basement Statement of Ventilation Void/Path Maintenance, dated July 2026
- 267052-01 Rev P3 – Basement Plan Remedial Strengthening Works
- 1347-HR-A-DE-0302 Rev 03 Basement Floor Plan Detail Section 3
- 1347-HR-A-DE-0303 Rev 01 Basement Details 4, 5 and 6
- TP/697/06 Rev A – Existing and Proposed Front and Rear Elevations

Received on 13 July 2026

3. RELEVANT PLANNING HISTORY

- PL/89/0151- Single storey rear extension for office space. Application refused.
- PL/89/0199- Single storey rear extension. Application refused.
- PL/91/0892- Demolition of existing outbuilding and single storey rear extension to provide additional office accommodation. Application refused.
- PL/91/0893- Single storey rear extension to be used as a Boardroom. Materials - slates to roof and brickwork to walls to match existing. Application refused.
- PL/05/1277- Advertising banners. Application refused.
- PL/05/1311- Advertising banners on first floor level (0.68m X 1.5m). Application refused.
- PL/06/0090- Formation of a walkway between 86 and 88 London Street. Application permitted.
- PL/06/0095- Formation of hardstanding for use as a car park at rear. Application refused and dismissed at appeal.
- PL/06/0262- Retrospective application: Installation of 3 CCTV cameras to the front of the building. Application permitted.
- PL/07/1269- Alterations to boundaries and current access to rear of 86 and 88 London Street. Application refused.
- PL/07/1302- Landscaping proposal to rear of properties: including hardstanding for parking, new access arrangements, additional foliage and alterations to boundaries. Application refused.

- PL/10/0073- Projecting sign on front elevation of building (resubmission of 10/00584/ADV). Application permitted.
- PL/10/1572- Projecting sign on front elevation of building. Application permitted.
- PL/13/1561- Blocking up of interconnecting door between premises. Application permitted.
- PL/25/0524 & PL/25/0525 - Change of Use from Office (E) to Residential (C3) comprising alterations to basement layout, new flooring to basement and ground floor, redecoration and new bike and bin store in rear garden. Application permitted.
- PL/26/0460 - Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application PL/25/0524. Conditions discharged.
- PL/26/0434 - Application for Approval of Details Reserved by Condition 3 of application PL/25/0525. Conditions discharged.
- PL/26/0616- INSTALLATION OF EN-SUITE SHOWER ROOM/ WC AT FIRST AND SECOND FLOOR FRONT AND REAR BEDROOMS AND TIMBER GARDEN BUILDING. Pre-application advice provided.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections subject to recommended conditions.
- Conservation Area Advisory Committee – No comments received.

A site notice was displayed at the front of the site on 28 May 2026. No letters of representation were received.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 16(2) and 66(1) 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'. 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 (2024)

National Planning Practice Guidance (2014 onwards)

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015)

Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets (Historic England, 2017)

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 relevant documentation

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

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

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 installation of stud walls to allow ventilation in the basement is considered an acceptable solution to address the damp issue identified. The submitted information includes a maintenance plan of the voids, and a condition is recommended to secure this in perpetuity.

Similarly, the structural works proposed have been sufficiently evidenced and justified and are considered acceptable and necessary to ensure the longevity of the heritage asset. Once modern finishes were removed damage due to water ingress has been revealed within the original fabric. This is partially due to the rear patio not being laid to fall away from the house and this is proposed to be re-laid to address the cause of the issue. Other works are proposed to timber beams and joists to address previous unsympathetic repairs and general deterioration. These are all considered sufficiently justified and evidenced.

The proposed replacement basement windows are proposed to be timber casements with double glazing, painted in white to match the existing, with plastic opening vents to improve ventilation in the basement. This is considered acceptable and not harmful to the character or significance of the property.

7. CONCLUSION

The proposal has been assessed against national and local adopted policies and is considered to accord with those policies. The proposal will have a positive impact on the designated heritage asset.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended conditions:

1. Time limit (standard)
2. Approved plans
3. Materials as specified
4. Regular maintenance of stud wall voids as per submitted plan