

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 23 JUNE 2021

Ward: Abbey

App No: 210584/LBC

Address: 61 Baker Street, Reading, RG1 7XY

Proposal: Listed Building Consent for proposed repairs to windows

Applicant: David Stevens, serving Councillor and Mayor of Reading

Date validated: 28/04/2021

Target Date: 23/06/2021

Extended target date: 25/06/2021

RECOMMENDATION

GRANT listed building consent subject to conditions, to include:

1. Time limit for implementation
2. Approved plans
3. Materials and specifications as submitted

Informatives to include:

1. Terms and conditions
2. Positive and proactive

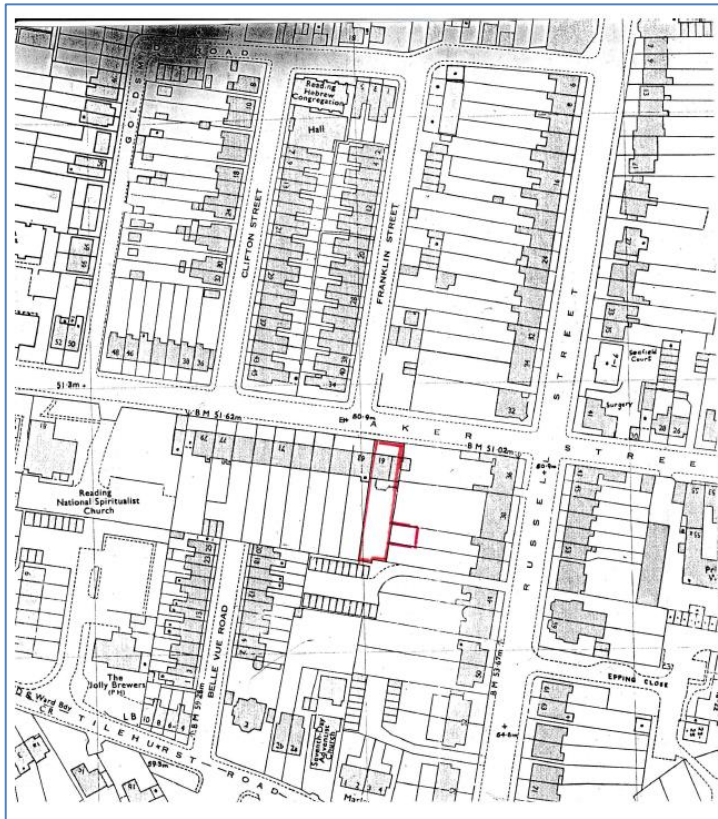
1. INTRODUCTION

- 1.1 The proposal site is a two storey end of terrace dwelling located on Russell Street, Reading. The red brick terraced row with a stucco string under the first floor windows was constructed in the mid-1820s and is characterised as later Georgian.
- 1.2 The rear garden is enclosed by a red brick wall. The rear elevation of the main house also includes a modern conservatory.

The proposal site is located within the Castle Hill/Russell Street/Oxford Road

- 1.3 Conservation Area. The surrounding area is considered predominantly residential.
- 1.4 61 Baker Street is a Grade II listed building (list entry number 1113394). The listing describes 61-79 Baker Street as:
“Before 1840 (shown on Edward Weller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61 plate glass). 4 panel door with radiating fanlight on ground floor. 1 window and door to basement.”
- 1.5 This minor application is being reported to the Planning Applications Committee for a decision as the applicant is Councillor David Stevens (Mayor of Reading).

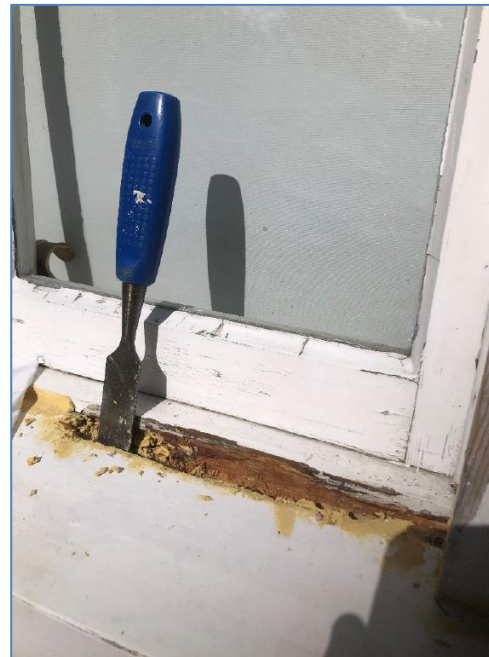
Site Location Plan



Site photos provided by applicant within Design & Access Statement



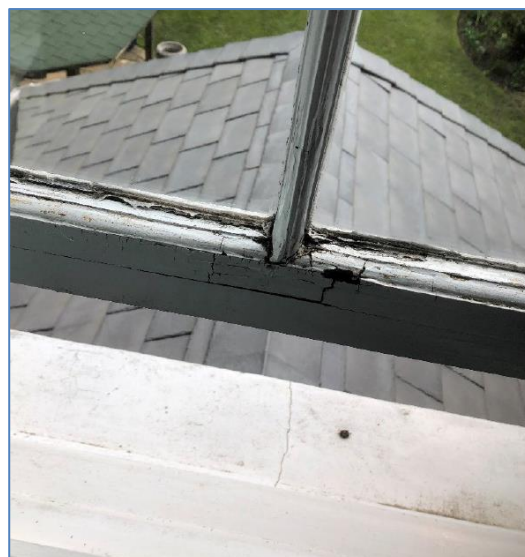
Rear windows to be repaired at 61
Baker Street



Dining room window sill



Bedroom window sill



Bathroom sash bar

2. PROPOSALS

- 2.1 Listed building consent is sought to repair three south facing (rear) sash windows, replace two window sills, and replace the frame of the bathroom window.

3. PLANNING HISTORY

992068/FUL - Two-storey side extension to listed building, incorporating existing garage. - Application Refused on 18/08/1999

992069/LBC - Two storey side extension, incorporating existing garage at ground floor level. - Application Refused on 18/08/1999

020970 - Single storey rear conservatory extension following demolition of existing. - Application Permitted on 13/03/2002

021027 - Erection of single storey rear conservatory with fully glazed roof extension following demolition of existing extension. - Application Permitted on 13/03/2002

160707 - Replacement of glazed conservatory roof with a warm roof finished with Tapco slate tiles. - Application Permitted on 20/06/2016

4. CONSULTATIONS

- 4.1 The following neighbouring owners and occupiers were consulted by letter:
- 63 Baker Street, Reading, RG1 7XY
 - 36a Russell Street, Reading, RG1 7XH
 - Flats 1 to 5, 36 Russell Street, Reading, RG1 7XH
 - 38a Russell Street, Reading, RG1 7XH
 - Flats 1 to 8, 38 Russell Street, Reading, RG1 7XH
 - Flat 1, 40 Russell Street, Reading, RG1 7XH
 - Flat 2, 40 Russell Street, Reading, RG1 7XH
 - 42 Russell Street, Reading, RG1 7XH
 - 42a Russell Street, Reading, RG1 7XH

1 to 16 Chancery Mews, Russell Street, Reading, RG1 7XW

A site notice was displayed from Thursday 29th April 2021, expiring on Thursday 20th May 2021. A press notice was published from Thursday 29th April 2021, expiring on Thursday 20th May 2021. No responses have been received.

- 4.2 Reading Conservation Area Advisory Committee did not respond to their consultation.
- 4.3 The Reading Borough Council Conservation & Urban Design Officer raised no objection to the proposals, subject to the exterior being painted with suitable oil-based paint.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 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 the listed building or its setting or any features of special interest which it possesses.
- 5.2 In accordance with Part 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) where a local planning authority requires listed building consent for the demolition, alterations or extension of a listed building in their area or conservation area consent for the demolition of a building within a conservation area in their area, the authority shall make application to the Secretary of State for that consent.
- 5.3 The application has been assessed against the following policies:

National Planning Policy Framework (2019)

Reading Borough Council Local Plan (Adopted November 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN1: Protection and Enhancement of the Historic Environment

EN3: Enhancement of Conservation Areas

Russell Street/Castle Hill Conservation Area - Conservation Area Appraisal - March 2020

6. APPRAISAL

- 6.1 The main issues to consider for this application are the effects the proposal may have on the historic character of the Grade II listed building and the setting of the Castle Hill/Russell Street/Oxford Road Conservation Area.
- 6.2 Policy EN1 of the Reading Borough Local Plan states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of

public benefits. 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.

- 6.3 The works proposed seek to repair three existing rear facing window frames. The repair works involve cutting out of rotten wood in two window sills and replaced with hardwood. The repaired window frames will be painted to match existing, while the broken and rotten bathroom window frame will be repaired and made good. The use of Slenderpane slimline double-glazing is considered acceptable and not to harmfully alter the character and appearance of the listed building. Overall, it is considered that the setting of the Grade II listed building would be suitably preserved.
- 6.4 In accordance with policy EN3 of the Reading Borough Local Plan; the proposed repair works are not considered to make a harmful contribution to the local character and distinctiveness of the Castle Hill/Russell Street/Oxford Road Conservation Area. The proposed development is not considered harmful to views experienced within the Conservation Area.
- 6.5 The Conservation & Urban Design Officer stated in his comments that it would be desirable to remove the existing window horns so that the windows would relate to the original detailing of the terraced row. The applicant has responded to this feedback by stating that they agree to the removal of the window horns subject to advice from a sash window specialist to determine whether or not the window horns serve a structural purpose. However, if the window horns are to be retained, it is not considered to tip the balance of the decision for this application towards refusal. The applicant has also agreed to the use of oil based paint.
- 6.6 The Heritage Statement emphasises that the windows to be repaired are to the rear of the property and not visible from the street scene. The proposed works are considered minor and would not cause material harm to the heritage asset or its surrounding and are therefore in accordance with Policies CC7, CC8, EN1 and EN3 of the Reading Borough Local Plan.

(ii) Equality

- 6.4 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 The proposed works are considered to be acceptable in the context of national and local planning policy, and would involve no greater material harm to the fabric of the Heritage Asset, as set out in this report. The application is recommended for approval on this basis.

Plans considered:

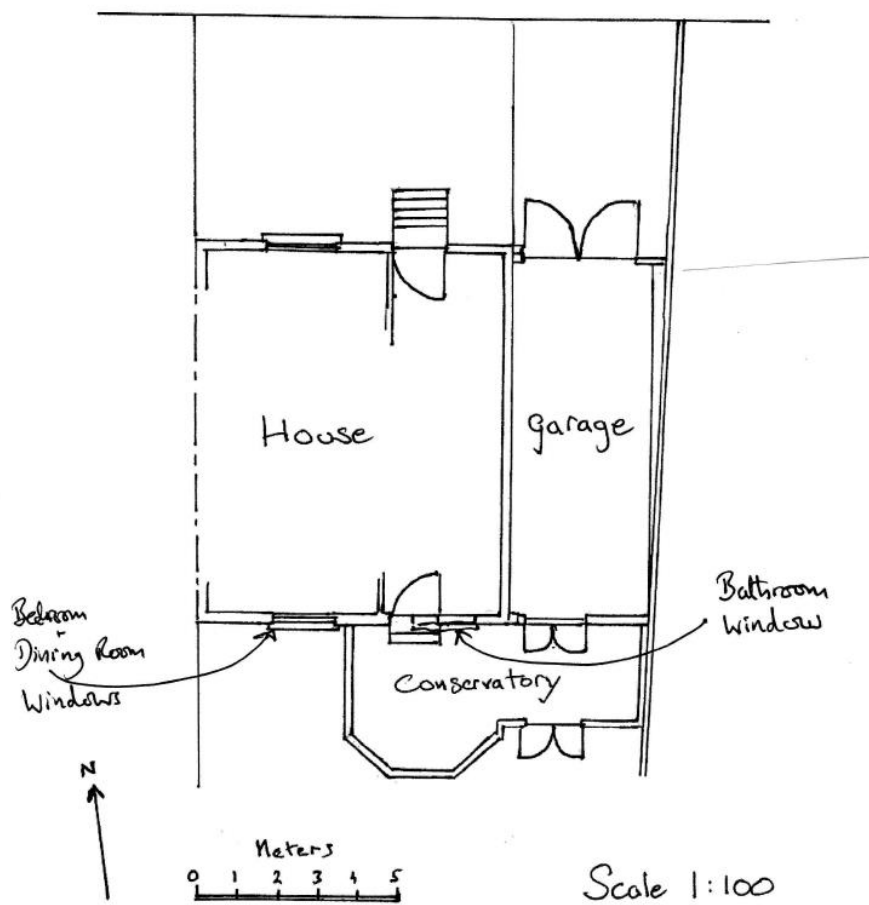
- Site Plan

- Location Plan
 - Design & Access Statement
- Received on 14/04/2021

- Heritage Statement
- Received on 28/04/2021

Case Officer: David Brett

No 61 Baker Street : Site Plan



Site Plan - Received on 14/04/2021