

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 220709/FUL

Address: St Laurence's Church, Friar Street, Reading, Berkshire, RG1 2OQ

Proposals: Addition of tile guards to eaves of south nave roof

Case Officer: Beatrice Malama

Applicant: PCC of St Laurence's Church

Date received (valid from): 16 May 2022 **Agreed Decision date:** 21 July 2023

1. SITE DESCRIPTION

St Laurence's Church is a Grade I Listed building located on The Forbury north of the Market Place and falls within the Market Place/London Street Conservation Area.

Listing details:

Church of England. Structure Norman to C15 with excessive restorations of 1867. Flint with Bath stone ashlar quoins and dressings. Taynton stone elements. Principal feature the tile C15 three stage tower closing vista to north of Market Place - crenellated parapet, octagonal chequered clasping buttresses with strings, capped by crenellation (spirelets removed); sundial to south dated 1727, main entrance to west. Tower built 1458. Tiled roofs with centre valley (nave and north aisle).

1+4 bay nave, two very wide chancel bays. Nave south wall has small Norman window at west end and a late C12 round headed doorway with waterleaf capitals; other openings restored Decorated style. Chancel east end has three lancets with blind lancets between. North aisle and chancel aisle probably 1521 (when present arcade built) see flat topped two light cusped windows and three light east window.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the installation of tile guards to eaves of south nave roof. The proposed tile guards would be 150mm high galvanised steel wire mesh with brackets.

Plans/documents considered

Drawing No. 658/14 - Site Location and Block Plan dated April 2022, received 16 May 2022

Snow Guard Product Sheet, received 16 May 2022

Planning and Heritage Statement ref. FH/658/PHS5443 dated May 2022, received 16 May 2022

Application Form dated 11 May 2022, received 16 May 2022

3. RELEVANT PLANNING HISTORY

201851/LBC - Restore damaged stonework and clean the drinking fountain. The works are to repair vandalized stone elements using like for like materials. The material to be used is Ancaster Hard White a tight grained limestone from Lincolnshire - Application Withdrawn

121782/PRE - Pre-application advice for proposed works to stabilise and repair churchyard wall - Application Withdrawn

960663/FUL - Change of use and enclosure of St Laurence churchyard for use as garden for adjoining day nursery - Application Permitted

4. CONSULTATIONS

Internal Consultation

Conservation and Urban Design Officer - No comment received

Reading Conservation Area Advisory Committee - No comment received

Public Consultation

The following addresses were consulted by letter.

6 The Forbury, Reading, RG1 3EJ

Reading Post Office, 21-22 Market Place, Reading, RG1 2DQ

8 The Forbury, Reading, RG1 3EJ

1 Friar Street, Reading, RG1 1DA

Flat 5, 10-12 The Forbury, Reading, RG1 3EJ

Flat 4, 10-12 The Forbury, Reading, RG1 3EJ

Flat 3, 10-12 The Forbury, Reading, RG1 3EJ

Flat 2, 10-12 The Forbury, Reading, RG1 3EJ

Flat 1, 10-12 The Forbury, Reading, RG1 3EJ

Flat 207, Sussex House, 6 The Forbury, Reading, RG1 3EJ

No letters of representation have been received.

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.

5. LEGAL AND PLANNING POLICY 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'. The following local and national planning policy and guidance is relevant to this application:

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 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.

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

EN1: Protection and Enhancement of the Historic Environment

EN3: Enhancement of Conservation Areas

SPG/SPD

Market Place/London Street Conservation Area Appraisal

6. APPRAISAL

Impact on the Heritage Asset

Policy CC7 sets out relevant considerations for design. Policies EN1 and EN3 emphasise the need to conserve and enhance the character and setting of important heritage assets.

Given the nature and small scale of the proposed works, it is considered unlikely that the proposed tile guards would adversely impact on the character and setting of the listed building and the wider conservation area within which the building is located. The proposed works therefore would be in compliance with the above identified policies and would be acceptable.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application permitted

Recommended Conditions:

Time Limit (Standard)

Approved plans

Materials (as specified)