

DELEGATED PLANNING APPLICATION REPORT

Ward:

App Ref: 230770/LBC

Address: The Great Hall, University of Reading, London Road, Reading, RG1 5AG

Proposals: Refurbishment of 14 large sash windows.

Case Officer: Marcie Rejwerska

Date received (valid from): 7 June 2023 Target Decision date: 2 August 2023

1. SITE DESCRIPTION

The application site comprises the Great Hall situated in the University of Reading London Road Campus on the south side of London Road. The property is Grade II listed and the listing reads as follows,

University Great Hall. Dated 1905. By C Ravenscroft and CS Smith. Red brick with orange brick window dressings and all other dressings of Portland stone. Plain tiled roofs with four pediment - gabled dormers to each side and parapet - gables at each end containing keyed oculi and flanked by towers with rusticated corner piers with arched intradoses, cornices and squared stone cupolas. North end: very large Venetian window with stone surround and prominent keystone. Datestone below reading: THIS STONE WAS LAID/BY THE RIGHT HONOURABLE/VISCOUNT GOSCHEN DCL FRS/CHANCELLOR/OF THE UNIVERSITY OF OXFORD/VII JUNE MCMV. Side Front: Divided into six bays by brick buttresses rising to pedimented weatherings over brick panels and carrying on as shallower pilaster - buttresses after main wing with volute brackets to stone cornice carrying parapet ramped up to pedestals with lunette motifs. Paired arched windows between with stone impost blocks and keystones, gauged heads and very tall sash windows with glazing bars. North ends of both sides have entrances with panelled doors topped by overlights with stained glass, and stone surrounds with double orders of Doric pilasters, triglyph friezes and half-open triangular pediments over. Interior: Barrel vaulted hall with Neo-Georgian plaster decoration. The University of Reading was originally opened as an Extension-College of the University of Oxford and received its charter as a University in 1927.

The application site is also within the Kendrick Road Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for refurbishment of 14 large sash windows in the Great Hall. The proposal submission details the schedule of works which will be completed in 7 phases, with 2 windows being repaired at any one time. The sash windows are to be removed and repaired off site and replaced with temporary timber windows during the repair works. Access to the property and surrounding footpaths to be maintained.

Plans considered:

Design, Access & Heritage Statement, dated May 2023, received 6 June 2023

2000007259 Schedule of Works - Window Refurbishment, received 6 June 2023

A3300/uk/959730/1294287 Location Plan, dated 7 June 2023, received 7 June 2023

2000007259-GHW05 Window Schedule Plan, dated 5 May 2023, received 7 June 2023

2000007259-GHW04 Window Schedule Plan, dated 5 May 2023, received 7 June 2023

2000007259-GHW06 Window Schedule Plan, dated 5 May 2023, received 7 June 2023

2000007259-GHW07 Window Schedule Plan, dated 5 May 2023, received 7 June 2023
2000007259-GHW02 Window Schedule W9-W14, dated 27 April 2023, received 7 June 2023
2000007259-GHW01 Window Schedule W1-W8, dated 27 April 2023, received 7 June 2023
2000007259-GHW03 Window Schedule Plan, dated 5 May 2023, received 7 June 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Non-statutory:

RCAAC - No comments received.

Public:

The following addresses were consulted by letter.

Flat 1, 32 London Road, Reading, RG1 5AG
Flat 5, 36 London Road, Reading, RG1 5AG
40b London Road, Reading, RG1 5AG
40a London Road, Reading, RG1 5AG
Flat 8, 40 London Road, Reading, RG1 5AG
Flat 7, 40 London Road, Reading, RG1 5AG
Flat 6, 40 London Road, Reading, RG1 5AG
Flat 5, 40 London Road, Reading, RG1 5AG
Flat 4, 40 London Road, Reading, RG1 5AG
Flat 3, 40 London Road, Reading, RG1 5AG

No letters of representation 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 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.

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:

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Heritage England: Conservation Principles, Policies and Guidance (2008)

Heritage England: Traditional Windows (2017)

BS7913:2013 Guide to the Conservation of Historic Buildings

Reading Borough Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

Other Local Documents

Proposed Kendrick Conservation Area Appraisal (2005)

APPRAISAL

Policy EN1 states that “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.”

In addition, the Kendrick Conservation Area Appraisal identifies the negative features of the University London Road site as “Loss of original windows, doors and other architectural features in unlisted Buildings of Townscape Merit”.

The proposal includes details of refurbishment work to 14 auditorium sash windows of the Great Hall in order to enhance their appearance and function due to identified rot and cracks in glazing. The proposal is therefore considered necessary to maintain and enhance the Listed Building. The proposed schedule of works is considered acceptable in attaining the proposed works.

Conclusion

The submitted information has been assessed against the above policies and guidance and is considered acceptable and in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan (2019).

RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Subject to the following conditions:

LB1 Time Limit Listed Building Works

LB2 Listed Building (Works Specification)

MLB Listed Building Materials (To Match)