

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 221067/LBC

Address: Royal Berkshire Hospital, North Block, London Road, Reading, RG1 5AN

Proposals: Listed Building Consent - Injection grouting to stabilise building

Case Officer: Marcie Rejwerska

Date received (valid from): 20 July 2022 Target Decision date: 3 March 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises the east wing of the Royal Berkshire Hospital on London Road. The building is three storeys tall and is a Grade II* listed property.

The listing for the building reads as follows,

“Main block 1839 by local architect and builder Henry Briant (who won the competition for designing the hospital). As King William IV took such a keen interest in the hospital before it was built, his Arms, not Queen Victoria's appear on the central pediment. Two storeys and basement. Bath stone - very large ashlar blocks used to front. Slate roofs. eleven bays with seven bay central break projecting pedimented hexastyle Ionic portico. Glazing bar sash windows. Corner piers. Channelled basement. Astragal to moulded cornice (dentil cornice to portico) and parapet. Recessed side entrance bays. Wide steps to portico with excellent contemporary lamp tripods with guilloche ornament.

Interior: colonaded stair hall, cast iron balusters to stairs which divide at landing. 1882 chapel with contemporary fittings reached from under landing. (By Joseph Morris who made considerable extensions to the Hospital at that date). The main block has flanking wings added 1865 to designs by Joseph Morris. Three storeys also Bath stone and long side wings forming a large courtyard added 1881-2. The latter are also of Bath stone, have 5x5 end pavilions with three bay pedimented breaks and are linked to side wings by a Greek Doric colonade (east side) and a 1911 block (west side). In front to street is a dwarf-stone wall with moulded coping and five retraining ashlar gate piers with block modillions to moulded capping.”

The surrounding site is a mix of residential and commercial. The RBH site is also adjacent, but not within, two conservation areas - Eldon Square and Kendrick Road.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for injection grouting to stabilise the building due to damage caused by subsidence beneath the building. The works proposed include rectification of the soil and filling any cracks and voids using compaction grouting.

Information submitted:

- 6947.100, Location plan, dated December 2020, received 20 July 2022
- Old Maid Former Nurses Hostel Royal Berkshire Hospital Reading Heritage Report, dated October 2020, received 20 July 2022
- Design and Access Statement, GBS Health, dated 20 June 2022, received 20 July 2022
- 330510682-XX-XX-SK-S-00003, Grouting concept sketch, received 20 July 2022

- 330510682-STN-XX-XX-TN-S-0002, Structural condition statement, dated 8 August 2022, received 19 January 2023

3. RELEVANT PLANNING HISTORY

221385 - Permission to carry out urgent repairs to the building's fabric to make safe structurally and watertight. Repair works to stonework, replacement roof, stripping of rotten timbers internally, removal of defective plaster and removal of floorboards and ceilings to allow access through the building to inspect and make safe roof structure. - Application not yet determined

221177 - Replacement of access ladders on the roof of North Block - Application not yet determined

4. CONSULTATIONS

Historic England - No response.

Conservation Officer - No response.

No external consultation undertaken.

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.

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
ER3: ROYAL BERKSHIRE HOSPITAL

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.

6. APPRAISAL

6.1 Protection and enhancement of the historic environment

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The proposed works are required to protect and extend the life of a listed heritage asset. The nature of the works is the least invasive and therefore most acceptable method of stabilising the building. This ensures that the character of the site is minimally affected and there is no risk of harm to the listed building.

The application is therefore considered to comply with policy EN1 of the Reading Borough Local Plan (2019).

7. CONCLUSION

The proposed works have been assessed and the proposed works are considered to be in accordance with the above relevant policies.

RECOMMENDATION

GRANT LBC

Subject to the following conditions:

1) The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2) The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans and specifications:

REASON: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3) The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive working