

DELEGATED APPLICATION REPORT

Application No: 221109/LBC

Address: Old Grove House, St Barnabas Road, Reading, RG4 8RA

Proposal: Replace roof 'like for like'- including handmade clay tiles (identical to existing), and install natural, breathable insulation in between the rafters of the attic

Case Officer: David Brett

Applicant: Kendrick Dental Practice

Received on (valid from): 27/07/2022

Target Date: 21/09/2022

Site Description and Surrounding Area

The proposal site is a Grade II* listed building (list entry number 1302576) located at Old Grove House, St Barnabas Road, Emmer Green. The listing describes "OLD GROVE HOUSE, SURLEY ROW" as:

"SURLEY ROW 1. 5128 (East Side) Old Grove House (Formerly listed as Old Grove House and barn) SU 7176 5/288 22.3.57. II 2. Probably early to mid C17. 2 storeys and attic. South-west front roughly symmetrical with 3 gables. Restored. Brick horizontal and vertical banding with 'staggered' flint panels. Brick quoins, dentil string at 1st floor level. Small cut brick dentil eaves cornice (carried up gable verges). Old tile roof. A square chimney stack to right of centre has projecting brick panels each side and elaborately corbelled head. 3 ranges of C19 altered 4 light casement windows with transoms in segmental relieving arches and 1 range of 2 light windows with label. 6 panel door to left of centre in modern porch. Hipped gabled single storey extension to left. Irregular front to north-east with 3 hipped gables, some timber framing with brick infilling. Interior rearranged, timber studs and rails exposed. Targe fireplace with depressed brick Tudor arch and lintel over retaining one mask bracket. A certain amount of oak panelling retaining. A large inglenook let into kitchen with carved lintel over."*



Fig 1. Side of Old Grove House. Photo taken by case officer on 11/08/2022



Fig 2. Side of Old Grove House. Photo taken by case officer on 11/08/2022

A site visit for this application was carried out on 11/08/2022.

Proposal

The proposal seeks Listed Building Consent for the following internal works:

- Install Natural, breathable insulation in between the rafters of the attic.

The proposal also seeks Listed Building Consent for the following external works:

- Renovate and repair rainwater goods.
- Reroof and recover the roof. Including removing and resetting slipped roof tiles where appropriate. Damaged or beyond repair tiles to be replaced with like for like handmade clay roof tiles.
- Replacement of lead roof coverings.

Plans/Documents Considered

The applicant supplied the following plans and documents for this application:

- Level 1 Condition Report - Ref: 0683
- Heritage Statement & Impact Assessment - Ref: 0683
- Design & Access Statement - Ref: 0697
- A18 - Roof Location 1 - 4 @ NTS
- A19 - Roof 1 - Leadwork Locations @ NTS
- A20 - Roof 1 - Insulation Detail @ 1:10
- A21 - Roof 2 & Roof 4 - Insulation Detail @ 1:10
- A22 - Roof 1 - Proposed Tile Abutment Detail @ 1:10
- A01 - Site Plan @ 1:250
- A02 - Site Location Plan @ 1:500
- Schedule of Works/Specification

Received on 27/07/2022

Relevant Planning History

041077/LBC - To fit solar panels to conservatory roof - Application Permitted on 27/01/2005

220820/FUL - Remove internal concrete floor. Salvage and retain historic fabric (where appropriate). Lay insulated Limecrete floor and re-lay salvaged materials and new stone tiles. Install external air dam. Re-open doorway between technical room and living room. - Application to be determined.

220821/LBC - Remove internal concrete floor. Salvage and retain historic fabric (where appropriate). Lay insulated Limecrete floor and re-lay salvaged materials and new stone tiles. Install external air dam. Re-open doorway between technical room and living room. - Application to be determined.

External Consultees

The following addresses were consulted by letter:

5 Highdown Hill Road, Emmer Green, Reading, RG4 8QR - No response received.
Manor Barn, St Barnabas Road, Emmer Green, Reading, RG4 8RA - No response received.
Grove Barn, Old Barn Close, Emmer Green, Reading, RG4 8QY - No response received.

The site notice was displayed from Thursday 11th August 2022, expiring on Thursday 1st September 2022. A press notice was published on Thursday 11th August 2022, expiring on Thursday 1st September 2022. No responses have been received.

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - No response 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.

Relevant Planning Policy and Guidance

- 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'.
- 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.

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- EN1: Protection and Enhancement of the Historic Environment

Appraisal

a) Protection and Enhancement of the Historic Environment

In accordance with policy EN1 of the Reading Borough Local Plan, 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. In addition, applications affecting Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.

The works to the exterior of the heritage asset consist of the resetting and where appropriate replacement of clay roof tiles. The iron cast rainwater goods are also to be repaired, and where appropriate replaced with like for like materials. The exterior alterations proposed are considered to be in the interest of preserving the character and appearance of the heritage asset in accordance with Policy EN1 of the Reading Borough

Local Plan. The information provided is considered to adequately justify the need to repair the roof in order to maintain and improve the appearance of the heritage asset.

The internal works proposed consist of the application of insulation between the existing rafters of the roof. The insulation proposed is considered to improve the thermal efficiency of the heritage asset, whilst preserving the appearance of the rafters, which are considered an important visual feature.

Overall, the proposed works are considered to appropriate in restoring and enhancing the character and appearance of the Grade II* Listed Building and are therefore in accordance with Policy EN1 of the Reading Borough Local Plan.

b) Ecology

The Schedule of Works/Specification document submitted for this application states that bats are present within the roof. As this is a Listed Building Consent application, an informative will be included to any approval decision notice.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Listed Building Consent can be granted.

Recommendation

GRANT

Conditions

LB1: Time Limit Listed Building (Works)

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.

LB2: Listed Building (Works Specification)

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

- Level 1 Condition Report - Ref: 0683
- Heritage Statement & Impact Assessment - Ref: 0683
- Design & Access Statement - Ref: 0697
- A18 - Roof Location 1 - 4 @ NTS
- A19 - Roof 1 - Leadwork Locations @ NTS
- A20 - Roof 1 - Insulation Detail @ 1:10
- A21 - Roof 2 & Roof 4 - Insulation Detail @ 1:10
- A22 - Roof 1 - Proposed Tile Abutment Detail @ 1:10
- A01 - Site Plan @ 1:250
- A02 - Site Location Plan @ 1:500
- Schedule of Works/Specification

Received on 27/07/2022

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

MLB: Listed Building Materials (To Match)

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the statutory timescales for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

I12: Bats & works to roofs

Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

<https://www.gov.uk/wildlife-licences>

Listed Building Consent

For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.