

DELEGATED LISTED BUILDING CONSENT APPLICATION REPORT

App Ref: 201719

Address: 9 The Brookmill, Reading, RG1 6DD

Proposals: Refurbishment of existing roof to include like-for-like replacement of modern membrane, tiles and rooflights (part retrospective).

Case Officer: Mr David Brett

Applicant: Mr A Wilkins

Date received (valid from): 01/12/2020

Target Decision date: 11/03/2021, extension of time agreed from 26/01/2021.

1. INTRODUCTION

The proposal site is a Grade II listed building (list entry number 1321861) located at 9 The Brookmill. The listing describes “Laundry Cottage and Stable at West End of Barn at Coleypark Farm” as:

“1. WENSLEY ROAD 5128 Laundry Cottage and stable at west end of barn at Coleypark Farm (Formerly listed as Cottage and Stable attached at west end of Barn under Coley Park) SU 7075 13/99 SU 77 SW 17/99 22.5.57. II GV 2. The Laundry cottage is early C17. 2 storeys English bond brick with later windows, a 3 light casement on 1st floor and small way on ground floor. Door to left. Old tile roof continuous with stable. The stable is early C18. Red brick, Flemish bond with coachhouse. Flanking banded brick piers. Plinth with chamfered stone capping. Door to left, arch with stone key to right with rubbed brick dressings. Raised band above. Some blue bricks. 2 blind windows in single storey extension to right with stone keys, offset eaves courses to slate roof. Returned to west with banded pier to left, 3 blind windows with stone keys and joined to a gabled feature which has flanking banded piers, English bond brickwork and central segmental arched entrance. Above the door is a dates tone (T1619V) and a keyed oculus. Crow stepped fable and upper parts with modern repair.”

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the refurbishment of existing roof to include like-for-like replacement of modern membrane, tiles and rooflights. The works proposed commenced on 02/11/2020, with the work not completed without consent at the time application 201719 was submitted. Hence, reference is made in the description of development to the works being part retrospective.

Documents and plans considered:

- Site Plan - 12301-001 Rev A
- Design and Access Statement - 12301

Received on 01/12/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 No neighbours were formally consulted by letter. Internal consultees:

- Reading Borough Council, Heritage - Response received on 02/02/2021
 - The building is part of the Coley Park Farmstead and the works are for the listed Laundry Cottage and Stable at the west-end of the Barn. The host building was converted to residential use in the mid 1980's. The proposed works, in relation to the host building are mainly “like for like” conservation and preservation of the building. A Heritage Statement has been produced by an experienced conservation

firm. The buildings fabric being replaced are not all historic materials, but replacing existing modern roofing materials and rooflights.

- The proposals will preserve the significance of the listed buildings and help to ensure its long-term conservation. The proposals meet the requirements of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and relevant local planning policies relating to heritage.
- There are no objections and the application is supported.

A site notice was displayed from Thursday 10th December 2020, expiring on Thursday 31st December 2020, A press notice was published on Thursday 11th February 2021, expiring on Thursday 4th March 2021. No responses have been received. An extension of time on the decision for this application was agreed to allow for the full consultation of the proposals.

5. 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. 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'.

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.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

EN1 Protection and Enhancement of the Historic Environment

7. APPRAISAL

7.1 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 Conservation & Urban Design Officer provided consultation feedback for this application (feedback in full under section 4 of this report). The proposed works to the roof are considered like for like with regards to materials and preserve the character and appearance of the listed building. The proposed development is not considered to harm the setting of listed building, with the proposed works considered maintenance that would extend the life of the listed building are reduce the risk of lasting damage to the main building.

Overall, the proposed works are not considered to drastically or detrimentally alter the character and appearance of 9 The Brookmill, nor would the proposed works upset the setting of the listed building.

8. CONCLUSION

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

9. RECOMMENDATION

GRANT

10. CONDITIONS

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:

- Site Plan - 12301-001 Rev A
- Design and Access Statement - 12301

Received on 01/12/2020

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.

11. 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 agreed extended timescale 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 listed building control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible 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.