

DELEGATED APPLICATION REPORT

Address: Royal Berkshire Hospital, London Road

Application no: 210073/LBC

Proposal: Listed Building Consent for proposed repairs to the roof of the Old Library in North Block of hospital

Applicant: Royal Berkshire NHS Foundation Trust

Target Decision date: 31/03/21

Case officer: Nathalie Weekes

1. Site description and Surrounding Area

The application site is the Old Library which forms part of the North Block of Royal Berkshire Hospital. It is Heritage Category: Grade: II* Listed. The Royal Berkshire Hospital (use class C2) is located partially on London Road, Redlands Road and Craven Road. The Old Library is on the southern side of London Road and faces a car parking area to the east.

The surrounding area mainly comprises of buildings facilitating the hospital, the University of Reading London Road Campus and residential dwellings. The site is adjacent to the Kendrick Road and Eldon Square conservation areas.

Due to extenuating circumstance a site visit was not possible, however the agent submitted photos of the site.

2. The Proposal

Listed Building Consent is sought for proposed repairs of approximately 225sqm to the roof of the Old Library in North Block of hospital. Due to the age of the building and natural damage caused by the weather, the roof has begun to leak which requires urgent repair as it could cause damage to the historic fabric. The proposal is to replace the existing Welsh slate and leadwork, all to maintain the same arrangement of layout and pitch.

Plans considered

Location and block plan

Design and Access statement Roof repairs to the Old Library dated 14 January 2021 by GBS health

As received 15 January 2021

Photo of slate

Photos of roof

Natural Welsh Slate LBS Brochure

Heritage statement February 2021 by Gray Baynes + Shew

Email from the agent on 02/02/2021 11:24 stating works would cover 225sqm volume.

6948.108A Roof plan

As received 3 February 2021

3. Consultation

Internal Consultees

Trees - There were no objections.

Conservation and Urban Design officer - The RBC Conservation officer has no objections subject to conditions in respect of works proposed:
Works being carried out by experience tradesmen and supervised by qualified conservation architects.

Historic England - Historic England were not consulted in this instance as under Listed Building Consent requiring consultation, the proposed roof repair is not considered to be a material alteration under category P1 and is not considered to affect the setting or character of the Grade II listed building under notification P5.*

External Consultation

A site notice was displayed and an advert was placed in the local paper.

No responses have been received.

4. Relevant Planning History

There is extensive application history at the Royal Berkshire Hospital but none are considered of particular relevance to this application.

5. Discussion with applicant/ agent

Additional information was provided by the agent in order to validate the application.

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

In determining applications for Listed Building Consent, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Reading Borough Council Planning Policy

Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

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

National Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Council Local Plan (2019)

- EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
- EN3: ENHANCEMENT OF CONSERVATION AREAS
- EN4: LOCALLY IMPORTANT HERITAGE ASSETS
- EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST
- EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

SPG/SPD

None.

7. Appraisal

The proposal involves repairs to the roof of the Old Library in the North Block of the hospital. Materials are proposed as a 'like for like' replacement, with some more extensive conservation works for the proposal to repair and match the existing roof. Conditions should be placed on works being carried out by experts and supervised by conservation architects. The finished works will generally not be seen in detail from ground level and thus will not have a material impact on the listed heritage items or surrounding neighbourhood. The proposal poses no harm to the fabric or character of the LB. The works would improve the condition and appearance of the listed building. The works are not considered to cause harm to the setting of the listed building.

Conditions to be included:

Work to be carried out by experts

8. Conclusion

The proposal would not harm and sympathetically preserve/restore the fabric/character of the listed building in accordance with Policy EN1.

Equality Act

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

9. Recommendation

GRANT Listed Building Consent.