

DELEGATED REPORT

App Ref: 210689/LBC

Address: 8 The Brookmill

Proposals: Replace roof covering (slates) with like for like to include new felt and battens

Case Officer: Nathalie Weekes

Applicant: Mr Adderley

Date received (valid from): 25 June 2021 Extended Target Decision date: 8 September 2021

1. INTRODUCTION

The application site is a Grade II listed terraced dwelling. The surrounding area is predominantly residential.

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.”

Fig. 1: The site is a listed Grade II building and is circled in RED.
It is not in a conservation area, but is surrounded by listed buildings.



2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought to replace the roof covering with like for like slates to match the existing materials, including new felt and battens.

Plans and documents considered

Site photos

Application letter

Block plan

As received 4 May 2021

Location plan

Design and access statement

As received 19 May 2021

Heritage statement

As received 25 June 2021

3. RELEVANT PLANNING HISTORY

161451 /LBC Replacement of single glazed, wooden double doors Permitted 3/10/2021

4. CONSULTATIONS

A site notice was displayed outside 8 The Brookmill on 12 July 2021 for comments to be received by 2 August 2021 and an advert was placed in the local paper.

No letters of representation have been received.

The RBC Conservation and Urban Design Officer has no objections to the proposed works, subject to a materials condition.

The details in the application were not clear. A quick site visit was made on 20.07.2021, to check and identify the host building (8 The Brookmill).

Fig 1: Entry to Cottage (8 The Brookmill).
There is currently a mix of old and new
slate tiles on roof.



Fig 2: Rear of Cottage, showing different
stages of previous repairs.



The proposal is to replace the Welsh slate and leadwork, all to maintain the same arrangement of layout and pitch. The works are considered maintenance and repairs, using “like for like”. The applicant noted that: as this is a repair, this application may not be required as pre-

application advice could not be sought, but due to the urgency, especially on current import times on Welsh slate due to the current pandemic, we felt an application should be made.

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.

It is requested, a standard, materials condition be included for proposed works.

Ecologist - The ecologist requested that a bat survey is undertaken. - *As this application is an LBC, a bat informative will be added.*

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'. 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.

Listed Buildings and Conservation Areas Act 1990:

- Section 16(2) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.
- Section 72 (1) 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.

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

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

SPG/SPD

None.

OTHER

- Conservation Area: South Park
- Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
- Principles of Conservation (Historic England, 2008)
- Guide to the Conservation of Historic Buildings
- (British Standards Publication BS 7913:2013, 2015)

6. APPRAISAL

The proposal poses no harm to the fabric or character of the Listed Building. The works are not considered to cause harm to the setting of the listed building.

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 and had no objections subject to a materials condition. 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 and reduce the risk of lasting damage to the main building.

The ecologist requested a bat survey, in this instance a bat informative has been added to inform that if any evidence of bats is found during the works, additional investigation may be required. Bats remain protected under the Wildlife and Countryside Act 1981, the Habitats Regulations of 1994 and the Countryside and Rights of Way Act 2001 and an LBC does not alter their protected status in any way.

Overall, the proposed works are not considered to drastically or detrimentally alter the character and appearance of 8 The Brookmill, nor would the proposed works upset the setting of the listed building. The proposal would not harm and sympathetically preserve the fabric/character of the listed building in accordance with Policy EN1.

7. 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.

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.

8. RECOMMENDATION

GRANT Listed Building Consent.