

DELEGATED APPLICATION REPORT

App Ref: 201730/LBC

Address: 17 Craven Road, Reading

Proposal: Removal of slate roof coverings and lead gutters. Reinstatement of lead gutters laid to new falls, reinstatement of slate roof after inspection of substrate; new Tyvek membrane and battens. Cleaning and re-pointing of stone chimneys and parapet wall capping. Overhaul of rainwater outlets and pipes including two new cast iron hoppers and rainwater pipes with outlets through parapet wall.

Case Officer: Ethne Humphreys

Determination Date: Originally 29/01/2021; Extension of time agreed until 26/2/2021

1. INTRODUCTION

The application site is a two storey Grade II listed building located on the eastern side of Craven Road. building is vacant, having previously been used as consulting rooms by the Royal Berkshire Hospital and before that it was the headmaster's house of Reading School.

No.17 Craven Road is listed as Headmaster's Lodge (List entry Number: 1113460) and is described as being built in 1840 as Penrhyn Lodge at the junction of King's Road and Queen's Road by Henry Briant. Moved to Craven Road probably 1878, architect Joshua Greenaway. Asymmetrical detached villa. 2 storeys, coursed dressed stone. 3 bays, mullion and transom windows with hoodmoulds. Slate roof with lozenge bands. Corbels to parapet continued up 3 gables to west - the left hand gable breaks forward; the centre gable is small for a badge and a projecting gabled porch with chamfered shafted corners; the right hand gable has parapetted angled bay. Lower 2 storey extension with gabled return to left. South front has oriel on grotesque corbel and has head stops to 1st floor right hand window. Steps to east entrance with carved eagle on top of flight.

The site is bounded by 13-15 Craven Road to the north, which has recently been granted planning permission for change of use to HMO, Reading School to the east which is also Grade II listed, a children's nursery building to the south and the Royal Berkshire Hospital complex lies across the street to the west.

The land falls away to a sunken area to the rear adjacent to an embankment which adjoins the higher ground of Reading School to the east. The embankment contains a belt of trees subject to a TPO.

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for listed building consent for the removal of slate roof coverings and lead gutters, reinstatement of lead gutters laid to new falls, reinstatement of slate roof after

inspection of substrate; new Tyvek membrane and battens, cleaning and re-pointing of stone chimneys and parapet wall capping, overhaul of rainwater outlets and pipes including two new cast iron hoppers and rainwater pipes with outlets through parapet wall.

No extensions are proposed.

Plans considered:

Drawing No: Location Plan 6946.110

Drawing No: Elevations as Existing 6946.111

Drawing No: Roof Plan as Existing 6946.112

Drawing No: Site Plan 6946.113

Drawing No: Roof Repairs as Proposed 6946.131

Received 4th December 2020

Roof Photographic Survey

Design and Access Statement

Heritage Report dated October 2020

Received 4th December 2020

3. RELEVANT PLANNING HISTORY

201729/LBC Listed Building Consent for Repair, removal and replacement of rotten timber and plaster. Pending Consideration.

170405/FUL Demolition of existing temporary building and erection of new modular building with 24 no. car parking spaces. Withdrawn.

160256/FUL Erection of new D1 Medical centre, with on site pharmacy, new access, 50 parking spaces plus 2 drop off spaces, with associated new and retained landscaping. Permit subject to Legal Agreement.

101499/LBC and 100007/FUL Removal of temporary buildings and erection of temporary staff car-park (92 spaces) and widening of existing vehicular access to Craven Road. Refused.

4. CONSULTATIONS

Internal Consultees

Conservation and Urban Design Officer - No objection subject to condition.

Tree Officer - No objection subject to informative.

External Consultation

A site notice was displayed between 7th January 29th January 2021. An advert was also published in the local press on 11th January 2021.

No representations received.

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.

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 2019

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN1: Protection and Enhancement of the Historic Environment

EN14: Trees, Hedges and Woodland

7. APPRAISAL

7.1 Protection and Enhancement of the Historic Environment

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important the asset the greater the weight should be, and any harm or loss should require clear and convincing justification.

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 applicant's (hospital) agents, including their architects and conservation consultants had extensive discussion in pre-application meetings in late 2020 in November and December with RBC Officers including the Conservation and Urban Design Officer. The proposed works are as discussed in the pre-application meeting and are supported. The documentation submitted with this application and the works proposed follow recommended conservation practice and philosophy.

The proposed works relate mainly to the conservation and maintenance of the building, largely using "like for like" repairs. No.17 Craven Road is in a severe state of disrepair. It is considered that the building should be made water tight as a matter of urgency to prevent further damp and rot penetration. Overall, the proposed works are considered a necessity to stop the further deterioration of the property and, moreover, the proposals will seek to protect and enhance this historic asset, contributing to its longevity.

The proposals would not have any adverse impact on the setting of the listed building nor would they have any detrimental impact on the character and appearance of the listed building.

In accordance with Policy EN1 and CC7 of the Reading Borough Local Plan (2019) and the NPPF.

Other Matters

There are several trees on site that should be given due consideration during works to avoid damage. There is no objection from the Council's Tree Officer subject to an informative in this respect.

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 LISTED BUILDING CONSENT