

DELEGATED APPLICATION REPORT - Application No: 171464/LBC

Address: Church of the Sacred Heart of Jesus Watlington Street

Proposal: Repair of the east gables of the nave and the chancel to include repair/replacement of stone copings, wall repairs including repointing, replacement of cast-iron rainwater goods, repair and recovering of roof coverings and gutter linings and repair and consolidation of accessible windows

Case officer: Matt Burns

Site Description and Surrounding Area: Grade II Listed Church located on the east side of Watlington Street. The building is two and three storey but with a tall spire structure on the southern corner of the building fronting Watlington Street. The church is also located within the Eldon Square Conservation Area.

Church of St John the Evangelist is now a Polish Catholic Church. Dating from 1872-73 by W A Dixon. Large Early English style rock faced Kentish Rag Church with buff and red sandstone dressings. South-west tower with angle buttresses and 2 light bell-stage openings. Gargoyles and machicoliation below brick spire with gables. Columned doorway at front of tower with carved lunette and applied crocketed gable over. Tripled west window, stilted arches. Half octagonal turrets of different heights flank west front. Tall short nave and chancel, gabled aisle chapels. Stonework around foundation stone excavated in order to remove the foundation stone.

Proposal: The application seeks listed building consent for repair and restoration works to the east gables of the nave and the chancel. The proposed works include repair/replacement of stone copings, wall repairs including repointing, replacement of cast-iron rainwater goods, repair and recovering of roof coverings and gutter linings and repair and consolidation of accessible windows.

Documents and Plans Considered:

- Design & Access Statement Incorporating Heritage Statement Repair of the East Gables of the Nave & Chancel Church of the Sacred Heart of Jesus Watlington Street Reading August 2017
- Site Location Plan ref. 472295, 173170
- Block/Site Plan ref. 472295, 173170
- High Level Inspection & Condition Survey The Church of the Sacred Heart Watlington Street Reading, Berkshire July 2015
- Specification & Schedule of Repair East Gable Repair Works The Church of the Sacred Heart, Reading November 2016
- Schedule of Repair - The East Gables at the Church of the Sacred Heart
- Drawing no. 1 - Sketch Proposed Repair Gable Wall Head Sacred Hear, Reading Borough Council
- Sacred Heart of Jesus Reading - Photo Sheets no. 01 - 04 November 2016

Received on 22nd August 2017

Relevant Planning History:

None.

Consultation Responses:

RBC Conservation Consultant - No objection, subject to conditions.

RBC Transport - No objection.

No.s 3 - 11 and 1, 2 and 3 Beehive Cottages St Johns Road, no.s 16-28 St Johns Street and no. 57 Watlington Street were notified of the application. A site notice was also displayed at the site and press notice published. No letters of representation have been 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.

LEGAL AND PLANNING POLICY CONTEXT

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 the listed building or its setting or any features of special interest which it possesses.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking

Reading Borough Local Development Framework Adopted Core Strategy (2008) (Altered 2015)

CS33 Protection and Enhancement of the Historic Environment

APPRAISAL**Historic Character and Appearance**

The proposed works are required as a result of the poor state of this part of church to remove existing health and safety risks, make the building water tight and reduce potential for water penetration and timber decay in order that the building can remain in active beneficial use for the foreseeable future. The purpose of the proposed works is therefore supported in principle in that the repair and restoration work would enable the heritage asset to remain in its intended active use and prevent this part of the church from falling into further decay.

A specification of works, schedule of repairs, inspection report, section drawings and a heritage statement has been submitted as part of the application along with photographs detailing the current poor condition of the east gables of the nave and the chancel of the church.

The proposed schedule of repairs and methodology submitted as part of the application has been reviewed by the Council's Heritage Consultant who considers that, subject to the works being carried out in accordance with the submitted details, the proposal would assist in preserving the historic character of the grade II listed church and the setting of the Eldon Square Conservation Area.

It is considered reasonable to secure submission of samples of the facing stone to be used and samples of any replacement tiles for approval by the Local Planning Authority prior to the commencement of these particular elements of the proposed works.

The proposals are considered to preserve the historic character of the grade II listed church and the setting of the Eldon Square Conservation Area in accordance with Policy CS33 of the Core Strategy 2008, 2015 and the NPPF.

RECOMMENDATION:

GRANT LISTED BUILDING CONSENT, subject to the following conditions:

Conditions:

1. The works to which this consent relates shall be begun not later than the expiration of 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 the Planning and Compulsory Purchase Act 2004.

2. This consent relates only to the following plans, drawings and documents and the works hereby approved shall be carried out in all respects in accordance with the submitted application, supporting information and accompanying drawings:

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Reason: This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural

character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

3. The relevant part of the works hereby permitted shall not commence until sample(s) of the facing stone to be used has been submitted to and approved in writing by the local planning authority. All stonework incorporated in the work shall match the approved sample(s).

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and to protect the special architectural and historic interest of the listed building.

4. The existing clay roof tiles shall be carefully removed from the roof and stored prior to re-use on the roof. Any deficit of tiles shall be made up with matching clay tiles, a sample of which shall be submitted to and approved by the Local Planning Authority in writing prior to the re-cladding of the roof.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and to protect the special architectural and historic interest of the listed building.

Informatives:

1. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council. Please note that condition no.s no. 3 and 4 (if applicable) require further formal submissions to the Council to discharge the listed building consent conditions.
2. Officers have worked positively and proactively with the applicant on this application.
3. 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, Full Planning Permission and/or an application for Permitted Works to a Listed Building.