

DELEGATED APPLICATION REPORT

SITE ADDRESS: Highdown School, Surely Row, Caversham

APPLICATION NUMBER: 170756/LBC

PROPOSAL: Reinstatement works to Manor House roof, including replacement of plasterwork to ashlar studwork and ceilings patch repairs, replacement of tiled roof coverings, over coating of lead roof and refurbishment of cloakrooms

SITE DESCRIPTION & SURROUNDING AREA

The application relates to the Grade II Listed Manor House building which is located centrally within the grounds of Highdown School, Surely Row in Caversham.

PROPOSAL

The application seeks listed building consent for reinstatement works to the Manor House building following major structural repairs carried out under Listed Building Consent 161149. The proposals include:

- “T” Classroom Roof - remove and replace tiles on single storey roof
- “T” Classroom Roof - cover lead roofing with resin membrane to replace tinned covering
- “T” Classroom Roof - remove existing monitor roof flight
- Cloakroom refurbishment in classroom 01 on second floor (Attic Room)
- Renew the removed plasterboard to the perimeter of the second floor (Attic Room) following removal during previous works
- Addition of skirting board trunking to second floor (Attic Room) with electrical wiring, an updated Fire Detection System and surface smoke detectors

RELEVANT PLANNING HISTORY

There is an extensive planning history to the site but of most relevant is the recent listed building consent given for structural repairs to the Manor House given under application ref. 161149.

PLANS AND DOCUMENTS CONSIDERED

- WSW Consultancy Design and Access Statement Highdown School & Sixth Form Centre ref. Reinstatement of plaster following extensive timber repairs to the upper floor of the Manor House and Replacement of tiled roof coverings to ‘T’ classroom’
- Drawing no. A01 - Site Plan and Location Plan
- Drawing no. 1922.04/02 - First Floor Plan
- Drawing no. 1922.04/01 - Second Floor Plan
- Drawing no. 1922.04/04 - Cloakrooms refurbishment
- Drawing no. 1922.04/03 - Kitchenette

Received on 15th May 2017

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

CONSULTATION RESPONSES

None.

Equalities Impact

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

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

APPRAISAL

Historic Character and Appearance

Following major structural repairs programme, implemented in 2016 under Listed Building Consent 161149, a number of finishes were disturbed but not reinstated at the time on the upper floors.

The second floor (attic room) Classroom 01 has ceiling which, due to previous leaks, is in poor condition requires replacement. The ceiling contains some original lath and plasterwork but much has been replaced during previous repairs.

The perimeter wall around the second floor (attic room) had lower panels of the wall removed in order to access and repair the remove. The existing panels are proposed to be replaced in gypsum plasterboard.

‘Classroom-T’ is a relatively modern extension (not by Shaw) to the front of the listed building forming a single storey block extension, attached to a flat roof extension. Classroom-T has a mansard roof with tiled and pitched coverings on 4 elevations, and upper flat lead covered area with a timber, monitor rooflight.

As this is a more modern extension, the removal of the ‘tunerised’ hessian and bitumen application and replacement a coating of resin membrane (Desmopol) of the leadwork would not affect any features of architectural or historic interest. Replacement of the leadwork is not considered practical due to the need to replace existing lead with Code 9/10, the weight

of which would exceed the roof structure viability (WSW Ltd). Similar treatment to the leadwork was approved under listed building consent ref. 161149 for works to the main roof of the Manor House.

The replacement of the existing plain tiles mansard roof and under-felting and removal of the existing, non-functioning, roof light are not considered to harm the architectural or historic interest of the principal listed building. The tiled roof coverings in poor condition with slipped and cracked tiles and the existing tiles are not considered salvageable (WSW Ltd). It is proposed replace the tiles with a new plain clay tile reflecting that approved under listed building consent ref. 161149 for replacement tiles to the main roof of the Manor House - ref. Phalempin Vintage plain clay tile of which a sample has been provided as is considered acceptable.

The upper floor of the manor house building has been subject to a number of repairs to the roof and roof void which have removed the original ceilings. The classroom T extension is considered to be a relatively modern extension, not by the architect Shaw. There is considered to be little harm to the listed building from the proposed alterations and repairs which would help to keep the building in a sustainable viable use as a school.

(Policy CS33 of the Core Strategy 2008, 2015).

CONCLUSION

The proposed works are considered to preserve the character of the listed building and to comply with Policy CS33 of the Core Strategy 2008, 2015.

RECOMMENDATION

GRANT Listed Building Consent, subject to conditions

Conditions

1. The works to which this consent relate 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. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as cornices, decorative plasterwork, doors, linings, shutters, panelling, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority, in advance. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with Policy CS33 of the Core Strategy 2008, 2015.

Informatives

1. 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:
 - WSW Consultancy Design and Access Statement Highdown School & Sixth Form Centre ref. Reinstatement of plaster following extensive timber repairs to the upper floor of the Manor House and Replacement of tiled roof coverings to 'T' classroom'
 - Drawing no. A01 - Site Plan and Location Plan
 - Drawing no. 1922.04/02 - First Floor Plan
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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).

2. 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 and/or an application for Permitted Works to a Listed Building.
3. Adequate protection and support to the building(s)/ the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the listed building.
4. Officers have worked positively and proactively with the applicant.