

DELEGATED PLANNING APPLICATION REPORT

Ward: Katesgrove

App Ref: 240378/LBC

Address: 3 Christchurch Road, Reading, RG2 7AA

Proposals: Change of Roof Material from Concrete Tile to Slate to include repair to the roof from Damp Damage

Case Officer: James Schofield

Date received (valid from): 26 March 2024
2024, extended to the 12th of July 2024

Target Decision date: Originally 21 May

1. SITE DESCRIPTION

The site to which this application, and related application 240378/LBC, is an end of terrace dwellinghouse. The row of terrace houses to which No 3 belongs is sited on the northern side of Christchurch Road; between Highgrove Street and Kendrick Road. The terrace, including No 3, are Grade II listed and are within a conservation area. The dwelling has a modern rear extension.

The listing for the building is as follows:

CHRISTCHURCH ROAD 5128 (North Side) Nos 3 to 9 (odd) SU 7272 9/432 II GV 2. Before 1840. Built as part of Whitley Crescent. Altered. Stucco 3 storey and basement terrace, Nos 7 and 9 with band over ground floor. 1 range of glazing bar sashes each originally. Now altered, No 5 and No 3. Segmental headed doorways with recessed doors. Slate roofs with brick chimneys, No 3 hipped to left. Included for group value.

Listing NGR: SU7209472227

Site visit date: 22/05/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Change of Roof Material from Concrete Tile to Slate to include repair to the roof from Damp Damage. Plans considered;

Drawing No: PP-12922087v1 Location Plan
Drawing No: PL001 Proposed Floorplans & Elevations
Drawing No: PL002 Site Plan
Heritage Statement
As received on 26th of March 2024

Material details Provided by Mr Paul Baker by email
As received by the Heritage Officer on the 10th of May 2024

3. RELEVANT PLANNING HISTORY

Application 191400/LBC

Description Paint the concrete render at the front and back of the house with heritage colour in keeping with the period of the property. The colour chosen is Mid Lead from the Little Greene Paint Company and is part of the English Heritage range of Georgian colours. Approval recommended with conditions on 22/10/2019 by JPS

Application 200857/HOU

Description Rear single storey extension with demolition of existing. Widening existing openings in walls. Approval recommended with conditions on 10/11/2020 by JPS

Application 200858/LBC

Description Rear single storey extension with demolition of existing. Widening existing openings in walls. Approval recommended with conditions on 10/11/2020 by JPS

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Christchurch Road, Reading, Berkshire, RG2 7AB
5 Christchurch Road, Reading, RG2 7AA
125 Highgrove Street, Reading, RG1 5EJ
1 Highgrove Mews, Reading, RG1 5BP

No letters of representation have been received.

Heritage Officer Comments

Excerpt from summary:

“No objection subject to conditions - The proposal would be beneficial to the significance of the Grade II listed building, the settings of adjacent listed buildings, and the character and appearance of the conservation area, in accordance with the Council’s Policies EN1, EN3 and EN6 of the Local Plan and meeting the objectives of Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework 2023.”

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. RELEVANT PLANNING POLICY, GUIDANCE AND LEGAL 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. The Development Plan for Reading relevant to the application site comprises the *Reading Borough Local Plan (2019)*.

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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

The ‘*National Planning Policy framework*’ (‘NPPF’) 2019 states clearly that its content is to be a material consideration in the determination of applications. 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). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

EN4 (Locally Important Heritage Assets)

EN6 (New Development in a Historic Context)

7. APPRAISAL

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 assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy EN1 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

Further to the consultation response received from the RBC Heritage Consultant the proposed works are considered acceptable. They are unlikely to result in harm to the special interest of the listed building provided a condition requiring materials to be used are to be those specified in the plans and in the email received on the 10th of May 2024 is included.

Overall, the proposal is not considered to adversely impact the heritage asset or the wider conservation area. Therefore, the proposal is considered to accord with Policies CC7, EN1, EN3 and EN12, and the LPA is considered to discharge its statutory obligation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. CONCLUSION

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