

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/0832 Listed building consent

Address: 43 Surley Row, Reading RG4 8LU

Proposal: Listed Building Consent (retrospective) for proposed replacement of flat roof

Applicant: Rosanne Macdonald

Received date: 2024-06-28

Target Decision date: 2024-09-17

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a detached two-storey dwelling on the west side of Surley Row. The property is Grade II listed, and the official listing entry reads as follows:

SURLEY ROW 1. 5128 (West Side) Grove Cottage SU 7176 5/583 II 2. Circa 1830s. 'T'-plan. Tudor Gothic cottage, altered. 2 storeys painted brick with tiled roof and scalloped bargeboards to gable ends. South front 4 bays with 3 mullion windows on 1st floor and a round headed lancet in room over porch. Porch has label mould and set back ogee headed door with marginal glazing. Later flanking square bays. Later 2 storey bay added to rind gable and crenellated 2 storey extension with porch below. The gate to the road in the garden wall is probably contemporary. Described in 1843 as 'a neat red brick building in Elizabethan style'.

The application site is also within the Surley Row Conservation Area, and there are a number of listed buildings within the immediate surrounding area.



View from Surley Row onto the application site. Image taken from Google Maps on 09/09/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for the retrospective replacement of the flat roof.

2.1. Information submitted:

Planning and Heritage Statement, received 8 July 2024

Location Plan, received 1 July 2024

Roof Plan, received 23 July 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections as previous roof material unlikely to have been original.
- Conservation Area Advisory Committee – No comments received.

The following addresses were consulted by letter:

- 37 Surley Row, Emmer GreenREADINGRG4 8LT
- 43 Surley Row, Emmer GreenREADINGRG4 8LU
- 41 Surley Row, Emmer GreenREADINGRG4 8LU
- 2 Surley Place, Scott Close, Emmer GreenREADINGRG4 8NF
- 1 Surley Place, Scott Close, Emmer GreenREADINGRG4 8NF
- 3 Surley Place, Scott Close, Emmer GreenREADINGRG4 8NF

No letters of representation received.

A site notice was displayed on site by the applicant.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA 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.

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).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Conservation Principles Policies and Guidance 2008

HEAG078 Flat Roofs

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

Other documents

Surley Row Conservation Area Appraisal 2010

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. APPRAISAL

Policy EN1 states “Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”

Policy EN3 states “The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”

The applicant has submitted information to state that the roof replacement had taken place due to water ingress. Although the replacement materials are not entirely sympathetic to a listed building, they are not considered harmful to the property itself nor its appearance. The RBC Conservation Officer has raised no objections on this basis.

Overall, the benefits of the repairs outweigh the minimal harm identified from the choice of material. As such, the proposal is considered acceptable and recommended for approval.

7. CONCLUSION

The application has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended Conditions:

1. Approved Documents

Informatives:

1. Terms
2. Positive and Proactive - Approval