

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/24/1272 Listed building consent

Address: CEMETERY ARCH, READING CEMETERY, LONDON ROAD, READING, RG1 3AQ

Proposal: Reinstatement of original window opening at the rear elevation

Applicant: Mr Nicholas Cooksey

Received date: 2024-09-30

Target Decision date: 2024-12-02

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

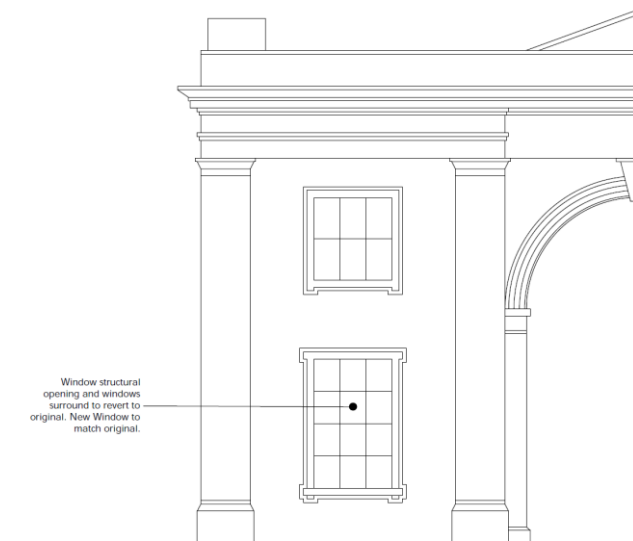
The application site comprises two entrance lodges attached via an arched gateway on the west entrance to Reading Cemetery, which are Grade II listed. Reading Cemetery is also listed as a Grade II historic park and garden, including Grade II listed Andrews and Barrett family monuments. The site is also in close vicinity to listed buildings on King's Road, Wokingham Road and the South Park Conservation Area.

The listing for the entrance lodges reads as follows,

"LONDON ROAD 1. 5128 (South Side) Entrance Lodges and gates to Cemetery (Formerly listed under Cemetery) SU 7373 8/77 22.3.57. II 2. Circa 1840 by William Brown (local architect). (Attributed to Nathaniel Briant however). 2 storeys. Bath stone. Arched entry with moulded architrave and keystone in centre of rectangular block with Doric pilasters with moulded entablature and pediment over. Flanking lodges with entablature and blocking course. Hipped slate roof with flanking chimneys. Each lodge 1 window, glazing bar sashes, with architrave surround. Rear: parapet; recessed centre; sides have shallow pediments to parapets. Contemporary gates, cast iron with a row of roses below spearhead rails. Listing NGR: SU7318873187"

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for the replacement of a sash window on the ground floor rear elevation, and repair of the stonework.



Left: Image of the existing window, taken from the submitted Design and Access Statement. Right: Proposed rear elevation drawing.

2.1. Information submitted:

Design and Access Statement
Location Plan, dated 28 Sept. 24
Condition Survey and Supporting Information, A.F. Jones Stonemasons Ltd
Received on 30 Sept. 24

2.JAHA.E.12 Existing Rear Elevation, dated 02 Dec. 24
2.JAHA.P.12 Proposed Rear Elevation, dated 02 Dec. 24
Received 02 Dec. 24

3. RELEVANT PLANNING HISTORY

PL/97/0504 - Alterations and change of use of cemetery Lodge to Community / Police use – Application permitted

PL/97/0899 - Refurbishment and alterations including new rear window. – Application withdrawn

PL/98/0050 - Two free standing, non-illuminated, aluminium signs 3.05m x 1.52m displaying artwork advertising a new police facility – Advert consent granted

PL/99/1948 - Erection of detached single storey building accommodating disabled toilet, changing room and shower room – Application permitted by Planning Applications Committee

PL/02/0368 - Building to house equipment for the continuous monitoring of ambient air pollutants – Application permitted

PL/23/1435 - Alterations comprising internal reconfiguration, redecoration and recommissioning works – Application permitted

PL/24/0868 - Structural and fabric improvement following a Structural Engineer's surveys and following recent damage. – Application permitted by Planning Applications Committee

PL/24/1551 - Application to discharge conditions 3,4&5 of Listed Building Consent PL/24/0868 – Conditions discharged.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections.

A site notice was displayed on site. No letters of representation received.

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 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

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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.”

The proposed works are considered necessary to restore and improve the appearance of the property and enable it to come back into viable community use. The proposed elevations demonstrate the replacement window will match the existing fenestration in terms of layout, scale, and design. The submitted window manufacturer details do not match the dimensions of the window as shown on the proposed elevation drawing. This issue was raised with the agent, and it was agreed to disregard the submitted manufacturer details in favour of a pre-commencement condition. A condition is therefore recommended to secure further information prior to commencement of works relating to the schedule of works and materials details, including a sample of the stonework to be repaired and manufacturer details of the proposed replacement window.

Overall, the works are considered to enhance the appearance of the heritage asset, in line with policy EN1 of the Reading Local Plan.

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. Time Limit (Listed Buildings)
2. Approved Plans
3. Schedule of works and materials schedule to be submitted prior to commencement.