

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/25/0494 Listed building consent (Alt/Ext)

Address: 4 PADDOCK ROAD, CAVERSHAM, READING, RG4 5BY

Proposal: Installation of roof light window to 2nd floor room.

Applicant: Mr Benjamin Dineen

Received date: 28/03/2025

Target Decision date: 04/06/2025 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a semi-detached, two-storey Grade II listed building located on the north side of Paddock Road. The national listing reads as follows:

PADDOCK ROAD 1. 5128 No 2 and 4 SU 7274 6/276 22.7.76. 2 and 4 II GV 2. Dated 1731 by bricks placed in flintwork below ground floor windows. 2 storeys and attic. 3 bay pair of cottages. Flint with brick quoins and horizontal banding at 18 inch intervals, right hand rebuilt in brick. Old tile roof. Irregular casement windows and one sash window. Plain doors at gable ends. No 2 has gabled porch, No 4 a single storey porch extension and large tapering external chimney shape. No 2 has 2 storey extension to rear (mid C19) with 2 half dormers. No 4 has older timber framing at rear. Interior of No 2 remodelled on open-plan. Ground floor chimney piece bears date 1731 (a recent acquisition)."

The site is not within a conservation area. The surrounding area comprises residential dwellings and the Paddock Road Industrial Estate.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for the installation of 1x Velux rooflight to the rear elevation roof slope. The application is identical to the previous listed building consent on this site (ref. 201386) which was granted on 15 December 2020. This permission expired on 15 December 2023 without being implemented.

2.1. Information Submitted:

Heritage, Design & Access Statement

Location Plan

Existing Rear Elevation

Proposed Rear Elevation

Rear Roof Photograph

GPL-EDJ-0114-1113 Recessed Velux Rooflight Detail

Received by the LPA on 28th March 2025

3. RELEVANT PLANNING HISTORY

991873/FUL - Change of use from storage use (B8) to manufacture of upholstered furniture (B1) – Application Permitted on 18/08/1999

161319/LBC - Removal of internal ground floor wall & insertion of new internal first floor wall. Replacement of existing windows. – Application Permitted on 07/10/2016

162203/APC - Discharge of condition 2 (windows) of Listed Building Consent 161319. – Conditions Discharged on 06/01/2017

201386/LBC – Installation of 1 rooflight to rear roofslope (Amended Description) – Application permitted

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections, conditions recommended.

A site notice was also displayed on site. No letters of representation were 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, Historic England 2008

HEAG125 Listed Buildings and Curtilage

HEAG304 Listed Building Consent

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

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 requires proposals to protect and, where possible, enhance the significance of heritage assets and their settings, as well as the historic character and local distinctiveness of the area in which they are located.

The proposed works were assessed by the Conservation Officer as part of the previously granted listed building consent decision and the proposed position and design of the Velux window was considered

acceptable. There have been no changes in the proposed design and materials, and no significant changes in planning policy which would result in a different assessment of this proposal.

Overall, the proposed works are not considered to detrimentally alter the character and appearance of 4 Paddock Road such that they would cause unacceptable harm to the significance of the listed building nor the setting of the listed building.

7. CONCLUSION

The proposed development has been assessed in line with nationally and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended conditions:

1. Time Limit (Standard 3 years)
2. Approved Plans
3. Materials to match the existing