

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/0101 LBC & PL/25/0100 FULL

Address: 2A REDLANDS ROAD, READING

Proposal: Replacement of roof slates and additional roof insulation

Applicant: Mr Edmund Smith

Received date: 21/01/2025

Target Decision date: 13/06/2025 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The proposal site consists of a two-storey red brick building, with a spiral staircase to the front providing access to the first floor. The building is divided into three residential flats. The side elevation of the building appears to integrate with the Grade II Listed garden (Listed Building Entry Number: 1321929) wall that surrounds the grounds of the University of Reading site. The Listing for "WALL TO GARDEN OF THE ACACIAS, REDLANDS ROAD" reads as follows:

"LONDON ROAD 1. 5128 (South Side) Garden wall to north and east of the Acacias SU 7272 9/162A II GV 2. Early-mid C19. Starts to east of front railings, curves to corner and extends about 70-80 yds up Redlands Road. About 10 ft high. Red brick. Included for group value and contribution to street scene."

The property itself is not included in the listing.

The surrounding area largely consists of the Royal Berkshire Hospital to the east, and the University of Reading grounds to the west. The proposal site is within the Kendrick Road Conservation Area, and the Air Quality Management Area. The building itself and the adjacent 2 Redlands Road are Buildings of Townscape Merit (BTM) within the conservation area.



The application site as seen from Redlands Road. Image taken from Google Maps on 04/03/2025.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises the replacement of existing fibre cement roof slates with natural slate, and additional roof insulation to comply with current building regulations, which will result in a marginal increase to the roof height.

2.1. Information submitted:

210121 - Design Access and Heritage Statement
8721 Mews Cottages Preliminary Roost Assessment
10-001 Location Plan
10-002 Location Plan 2
20-001 Existing Site Plan
40-001 Existing Elevations
30-001 Existing Roof Plan
50-200 Existing and Proposed Dormer Section
50-100 Existing and Proposed Section
Received by the LPA on 21 January 2025

8721 Mews Cottages Bat Report 03.06.25
Received by the LPA on 3 June 2025

3. RELEVANT PLANNING HISTORY

PL/16/0995 LBC - Repairs to brickwork at No2 Redlands Road and No1 The Mews Cottage, Redlands Road. Application Permitted on 20/10/2016

4. CONSULTATIONS

Non-statutory consultations:

- The RBC Conservation Officer:

The impact on the listed wall would be minimal, the impact on the listed curtilage of Acacias, to which the subject building belongs would be very minimal, and the impact on the settings of surrounding listed buildings would not be detrimental. The impact on the character and appearance of the conservation area is very minimal and, therefore, negligible.

- GS Ecology:

The application site has potential to host roosting bats and further survey from May 2018 would need to be undertaken to determine the presence/absence roosting bats. The application should not be determined until the survey has been carried out and the results submitted to the council. If this information is not provided the application would need to be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process.

The agent had advised that the bat roost emergence survey had been scheduled to be undertaken in May 2025. The report was received on 3rd June 2025.

From Ecology: *The bat survey report (Pro Vision Ecology, June 2025) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There would therefore be no objections to this application on ecology grounds.*

Two site notices were erected on Redlands Road outside of the property. No representations received.

5. LEGAL AND PLANNING POLICY CONTEXT

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 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

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN12: BIODIVERSITY AND THE GREEN NETWORK

Other

Kendrick Road Conservation Area Appraisal 2005

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. Policy EN3 similarly requires development to enhance the appearance and significance of conservation areas.

The existing dormer is not original so the impact on the dormer would be negligible.

The proposed insulation would slightly increase the building's roofline, causing little harm. However, as the building is not listed and the proposal would bring in natural slates, the harm would be balanced. It should be noted if the building had higher significance, this increase would not be acceptable. The impact on the BTM is acceptable.

The proposed insulation materials are not organic and the ideal choice for a building of this age, but the site is considered as an outbuilding for Acacias and adjacent to the listed wall – and should be treated as BTM rather than a listed building. In terms of its roof, it does not have a direct relationship with the wall or Acacias. Therefore, the materials are considered acceptable in this instance.

The use of uPVC soffit, fascia, and guttering is not ideal but given that the existing ones are uPVC, it is considered acceptable in this instance.

Bats are a protected species and a material planning consideration. Preliminary and Emergence bat surveys were conducted which demonstrate that there is no evidence of bat roosts within the roof of the property. The surveys have been completed to an acceptable standard, and are therefore acceptable.

CONCLUSION

The proposed works are considered acceptable and in accordance with locally adopted policies.

7. RECOMMENDATION

GRANT FULL PERMISSION
GRANT LISTED BUILDING CONSENT

Recommended conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials as Specified