

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/0421 Listed building consent (Alt/Ext)

Address: ROYAL BERKSHIRE HOSPITAL, LONDON ROAD, READING, RG1 5AN

Proposal: Installation of internal data cabinet within the RBH cancer centre and associated cable connection, temporary removal of window for works access

Applicant: Mr Steve Jones

Received date: 19/03/2025

Target Decision date: 17/06/2025

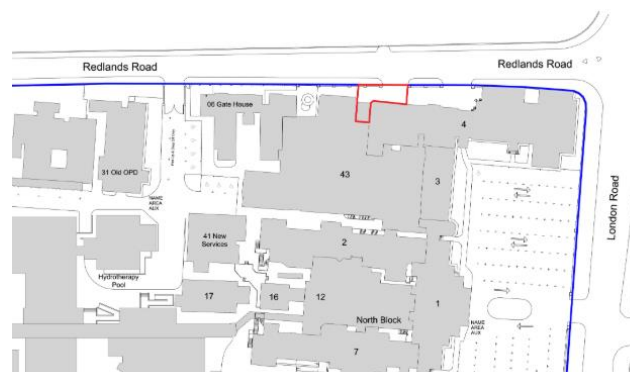
Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site relates to the North Block of the Royal Berkshire Hospital (RBH) which contains the RBH cancer centre. The North and South wings of the hospital were erected in the 1860s. The area to which the application relates is a 1910s extension to the North wing which connected the main hospital building with the north-west Lodge (which was erected in the 1870s and contained reception rooms for outpatient). This link was later extended in 1998, and the RBC cancer centre opened in 2002. The listing for the RBH site reads as follows:

MAIN BLOCK AND FLANKING WINGS AT ROYAL BERKSHIRE HOSPITAL, LONDON ROAD, READING Main block 1839 by local architect and builder Henry Briant (who won the competition for designing the hospital). As King William IV took such a keen interest in the hospital before it was built, his Arms, not Queen Victoria's appear on the central pediment. Two storeys and basement. Bath stone - very large ashlar blocks used to front. Slate roofs. eleven bays with seven bay central break projecting pedimented hexastyle Ionic portico. Glazing bar sash windows. Corner piers. Channelled basement. Astragal to moulded cornice (dentil cornice to portico) and parapet. Recessed side entrance bays. Wide steps to portico with excellent contemporary lamp tripods with guilloche ornament. Interior: colonnaded stair hall, cast iron balusters to stairs which divide at landing. 1882 chapel with contemporary fittings reached from under landing. (By Joseph Morris who made considerable extensions to the Hospital at that date). The main block has flanking wings added 1865 to designs by Joseph Morris. Three storeys also Bath stone and long side wings forming a large courtyard added 1881-2. The latter are also of Bath stone, have 5x5 end pavilions with three bay pedimented breaks and are linked to side wings by a Greek Doric colonnade (east side) and a 1911 block (west side). In front to street is a dwarf-stone wall with moulded coping and five retraining ashlar gate piers with block modillions to moulded capping. List Entry Number: 1156091

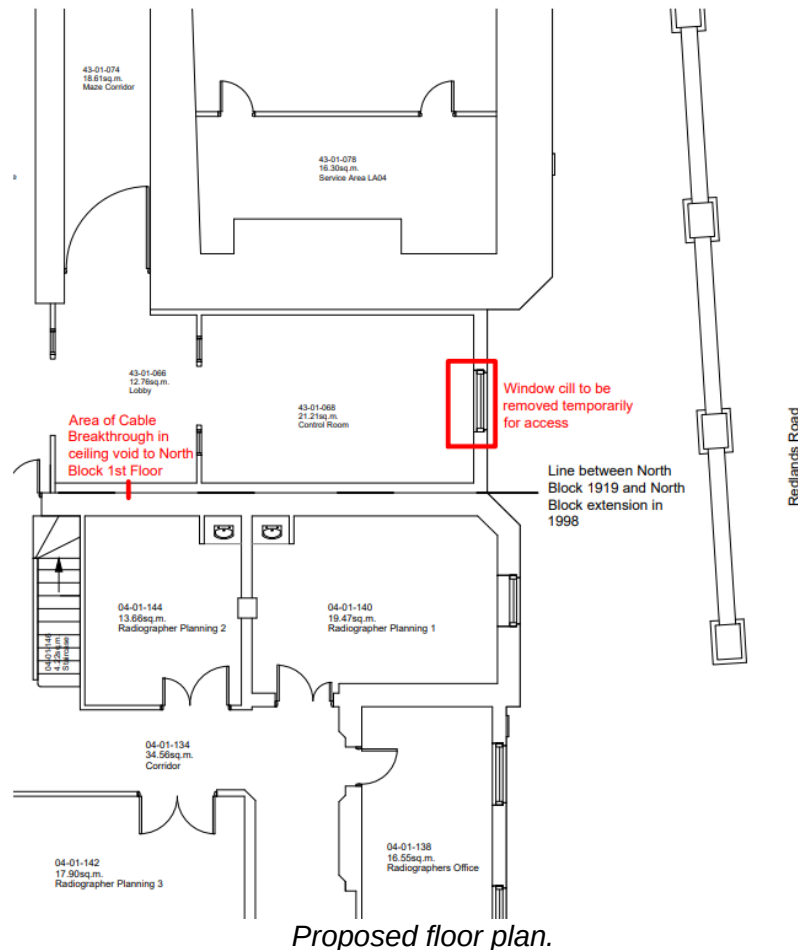
The site is located just outside two Conservation Areas: Eldon Square and Kendrick Road.



Block plan of the site.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for the relocation of an internal data cabinet within the RBH cancer centre and the associated cable re-routing through the wall which separates the 1910s and 1998 extension to the North block. For access purposes, temporary removal of an external window is also proposed (within the 1998 extension to the site).



2.1. Information Submitted:

7276-GBS-XX-XX-DR-A-100-P01 Location Plan
7276-GBS-XX-XX-DR-A-101-P01 Block Plan
7276 RBH Heritage Report 13032025
Received 19 March 2025

7276 Design and Access Statement Rev A 120625
7276-GBS-XX-XX-DR-A-102-P02 Existing and Proposed Works
7276-GBS-XX-XX-DR-A-103-P01 Existing and Proposed Works
7276-GBS-XX-XX-DR-A-104-P01 Existing Window Detail
Received 12 June 2025

3. RELEVANT PLANNING HISTORY

There is an extensive planning history, which is not included here. Only the most recent relevant history is set out as follows:

PL/21/0073 - Listed Building Consent for proposed repairs to the roof of the Old Library in North Block of hospital – Application approved.

PL/16/1829 - Replacement of slate pitched roof and flat roof coverings including lead flashings to central area of North Block. Application approved.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections to revised plans subject to conditions.
- CAAC – No comments received.

A site notice was erected outside the entrance to the RBH Cancer Centre. 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

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

ER3: ROYAL BERKSHIRE HOSPITAL

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 ER3 states *“Unless it is proposed to move to a new site, the Hospital site on Craven Road will continue to be a focus for healthcare development to meet requirements, and the site will need to be*

flexible to adapt to changing technologies or modes of service delivery. Such development will be supported where it complies with the following criteria:

- Where development would result in an increase in staff or visitors, it should be accompanied by measures which ensure that development does not have an adverse effect on the functioning of the highway, either as a result of increased use or by resulting in additional on-street parking in surrounding streets;*
- Development will conserve the listed main block on London Road and 17 Craven Road, ensuring that their use is consistent with its conservation;*
- Development would not result in adverse effects on the setting of listed buildings and conservation areas; and*
- There will be no significant detrimental impact on neighbouring residential properties.”*

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.

With the exception of the temporary removal of the side elevation ground floor window, all works are entirely internal and relatively minor. The works are necessary to allow the hospital to improve the facilities of the Cancer Centre and are therefore supported.

The temporary works access is required to allow access into the relevant area of the site without causing any interruption internally. This is also considered acceptable, and a Schedule of Works has been submitted for the removal and reinstatement of the window. A condition is recommended to secure the reinstatement of the original materials.

Overall, there would be minimal impact on the historic fabric of the building due to the proposed cable routes, and the temporary removal of the window is reversible and as such the works are considered acceptable.

7. CONCLUSION

The proposal has been assessed in line with the national and locally adopted policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LBC

Recommended conditions:

1. Time Limit Standard 3yrs
2. Approved Plans and Schedule of Works
3. All works of making good/repair shall match the existing fabric
4. Timber sash window and stone shown on the approved plans as to be temporarily removed, shall be carefully dismantled, stored and re-used for reinstatement.