

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/0762 Lawful development: Proposed use

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

Proposal: Renovate the isolation room in the Cardiology CCU.

Applicant: Mr Nick Lindley

Received date: 22 May 2025

Target Decision date: 18 July 2025

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site relates to the Battle Block of the Royal Berkshire Hospital (RBH). The North and South wings of the hospital were erected in the 1860s. The area to which the application relates is a 2000s extension to the Battle Block which is located within the listed curtilage but does not form part of the listed building.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes the installation of an external window to facilitate the renovation of an isolation room in the Cardiology CCU.

The following drawings were submitted with the application:

Drawing No. 7156-GBS-XX-XX-DR-A-100-PO1 – Location Plan

Drawing No. 7156-GBS-XX-XX-DR-A-101-PO1 – Block Plan

Drawing No. 7156-GBS-XX-FF-DR-A-202-TO9 – Proposed Plans

Drawing No. 7156-GBS-XX-FF-DR-A-600-TO5 - Proposed Room Elevations

As received 23 May 2025

3. CONSULTATIONS

No consultation for this type of application is required.

4. EQUALITIES 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.

5. APPRAISAL

A Certificate of Lawfulness for a Proposed Development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposal must be assessed to ensure that it complies with the conditions Class M, Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to 'extensions etc for schools, colleges, universities, prisons and hospitals'

Class M the erection, extension or alteration of a school, college, university, prison or hospital building.

Development is not permitted by Class M—

(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of—

*(i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on the relevant date; or **Not applicable, the works are not for an extension***

*(ii) 250 square metres; **Not applicable, the works are not for an extension***

*(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises; **Complies.***

*(ba) in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land; **Not applicable.***

*(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used; **Not applicable.***

(d) if the height of any new building erected would exceed:

*(i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or **Complies.***

*(ii) in all other cases, 6 metres; **Complies.***

*(da) if the height of any rooftop structure would exceed 1.5 metres; **Complies.***

*(e) if the height of the building as extended or altered would exceed— **Complies.***

*(i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or] 5 metres; or **Complies.***

*(ii) in all other cases, the height of the building being extended or altered; **Complies.***

*(f) if the development would be within the curtilage of a listed building; or **Complies only the Main block and flanking wings at Royal Berkshire Hospital are listed.***

Conditions

M.2 Development is permitted by Class M subject to the following conditions—

*(a) the development is within the curtilage of an existing school, college, university prison or hospital; **Complies.***

*(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university prison or hospital; **Complies.***

*(c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings; **Not applicable.***

*(d)any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered; **Not applicable***

6. CONCLUSION

The proposal is considered to comply with the provisions outlines above, and is considered to be permitted development and therefore the certificate can be given.