

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/25/0816 Listed building consent (Alt/Ext)

Address: 47 KENAVON DRIVE, READING, RG1 3DH

Proposal: Replacement combination boiler to replace gas boiler and flue in the same location as the existing boiler in the modern laundry room extension.

Applicant: Elizabeth Rebbeck

Received date: 03/06/2025

Extended Target Decision date: 09/09/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The building is a Grade II listed two storey semi-detached property with a large garden located on the site of a former sewage pumping station and potential area of contaminated land. The end of the garden is located within Flood Zone 3. It is located in close proximity to the Reading Riverside Museum.

The official entry list is:

'KENAVON DRIVE 1 5128 SU 7273 7/603 Nos 47-8 II G.V. Pair of houses. Dated 1873. Red brick, blue brick patterning, clay tile roof, red brick chimneys: Rear extension plan, IX storeys. Details similar to those of the Sewage Pumping Station buildings (q.v). Front elevation (to River Kennet) has in centre a pair of recessed porches entered via pointed archways; above these is a recessed panel bearing the date in blue brick, above a brick corbel-table to sides, single-storied bay windows beneath 3-light windows with segmental heads, within gables with ridges lower than main roof. Pairs of chimney stacks on flank walls. Windows largely C20 metal casements. Listed for their stylistic and functional association with the sewage Pumping Station buildings.'

Listing NGR: SU7251973524



Google map view of 47 Kenavon Drive



Site visit - Location of the boiler that needs to be replaced

A site visit was conducted with the RBC Conservation officer on 17 June 2025.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a replacement boiler to change its specification and to be sited in the same location as the original boiler. The works to replace the boiler are required as the existing boiler has stopped working.

The proposal is to alter the heating and water system with a replacement combination boiler, using a vertical flue. Works are proposed in a more modern lean-to extension within the side entrance to the property and not in the historic part of the dwelling. The materials are proposed to match the existing dwelling.

Plans and documents considered

Location Plan

Photo of existing entrance to 47 Kenavon Drive

Illustration of current flue

Details of listing, 10 February 1986

Email from applicant detailing why the replacement boiler is required, 4 June 2025 21:09:26

As received 3 June 2025

Quote for boiler replacement

As received 20 August 2025

Planning history

None

3. CONSULTATIONS

The following were consulted:

- Burcu Can Cetin – There are no objection to the proposed works to replace the boiler in the modern lean-to extension at the entrance to the property. Resultant damage is considered to be minimal with some impact on the appearance of the listed building, its setting and street scene. In this instance the small scale works are considered acceptable.
- Conservation Area Advisory Committee Consultations – no comments were received at the time of writing this report

A site notice was displayed for the required period and an advert was placed in a local newspaper. No letters of representation have been received.

Communications with the applicant

The boiler replacement proposal was amended to a combi/electric boiler rather than a gas boiler, which required less internal works and is able to be fitted in the same area as the existing boiler.

4. LEGAL AND PLANNING POLICY CONTEXT

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). In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

In determining applications for Listed Building Consent, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Chapter 16 of the NPPF (December 2024) 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraph 207 states, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”* Paragraph 208 says, *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 212 of the NPPF requires that *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation....’* And paragraph 213 says, *‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification’.*

Paragraph 215 requires that *‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal...’*

National Planning Practice Guidance on Historic Environment provides context to the NPPF.

Local Planning Policy and Guidance

Policy EN1, ‘Protection and enhancement of the historic environment’ of the Reading Borough Local Plan, sets out the Council’s aspirations for the historic environment. The policy requires that all proposals to protect and, where possible, enhance the significance of heritage assets and their settings, historic character and local distinctiveness of the area in which they are located. It echoes the NPPF by stating, “Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits”.

Applications that affect Listed Buildings are expected not to adversely impact the elements that contribute to their special architectural or historic interest, including their settings.

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Council Local Plan (2019)

- EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

5. APPRAISAL

The proposed works for a replacement boiler are considered to have a minimal impact on the fabric of the listed building or its setting, the boiler is not located in the historic part of the building and it within a modern lean-to extension. Conditions are recommended for materials to match the existing building if

any external works are required if the existing flue is to be removed and replaced and the building made good.

Equality Act

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

6. CONCLUSION

The proposal would not harm the character of the listed building in accordance with Policy EN1.

7. RECOMMENDATION

GRANT Listed Building Consent