

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/25/0841 HOU & PL/25/0845 LBC

Address: 6 CHURCH STREET, CAVERSHAM, READING, RG4 8AT

Proposal: Partial re-roofing to the front elevation, insertion of a conservation rooflight to the rear elevation and installation of a new water supply.

Applicant: Mr & Mrs Rothwell

Received date: 09/06/2025

Target Decision date: 07/10/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a Grade II listed two storey building. The national listing reads as follows:

CHURCH STREET 1. 5128 (North Side) Caversham Nos 6 and 8 SU 7174 11/267 19.3.75. II GV 2. Altered C17 cottage raw. 2 storeys. Colourwashed brick and plaster. Small low 2 storey link block with No 4 with 2 light mullion window on 1st floor. Old tile roof with catslide to rear. 3 windows on 1st floor, outer 3 light, centre 2 light. 3 similar windows on ground floor, blocked, and one with shutters. 2 doors. Ground floor openings segmental headed. String at 1st floor level and corbelled brick eaves cornice, original window frames on 1st floor.

The property is located within St Peter's Conservation Area, and it also falls within Flood Zone 2.



Figure 1: View from the front of 6 Church Street, taken 08/07/2025.

2. PROPOSAL AND SUPPORTING INFORMATION

Householder planning permission and listed building consent are sought for partial re-roofing to the front elevation, insertion of a conservation rooflight to the rear elevation, and installation of a new water supply.

With regard to the partial re-roofing of the front elevation, the existing plain clay tiles and battens are to be removed, and the roof timbers cleaned. A new breathable underlay felt and treated timber battens would be installed, followed by a new plain clay tile roof to match the existing in colour and appearance. The existing cementitious flashing would be removed and replaced with a new 150mm high Code 5 stepped lead cover flashing, dressed into the bed joints of the adjacent brick wall or lapped under the tile hanging where applicable.

The proposed rooflight to the rear elevation would be a Co. Cotswolds Conservation Rooflight (nom. CR01-2 565x725), set within doubled-up joists.

The proposal also includes the installation of a new 25ø MDPE water supply pipe, which would be connected to the existing stopcock located beneath the kitchen sink.

Plans/Information submitted:

Cover Letter

Location Plan

Drawing No. 25-005-01 - As Existing - Floor Layout Plans

Drawing No. 25-005-02 - As Existing - Roof Plan Section and Elevations

25.005 - 2025.06.07 - Heritage Assessment

25.005 - 2025.06.07 - Site Photographs

Received 9th June 2025.

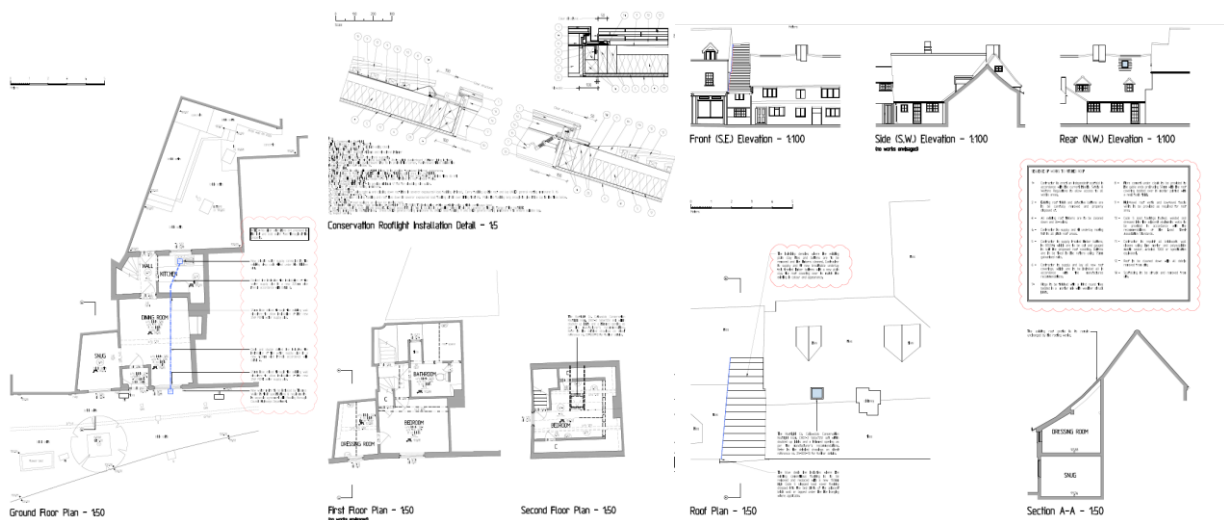
Drawing No. 25-005-10A - Scheme Proposals - Floor Layout Plans and Rooflight Details

Drawing No. 25-005-11A - Scheme Proposals - Roof Plan Section and Elevations

Drawing No. 25-005-12 - Scheme Proposals - Construction Details

25.005 - Supporting Images

Received 6th August 2025.



Figures 2: Proposed Floor Plans and Elevations

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

- RBC Conservation Consultations – comments received on 24th July 2025, confirming that ‘overall, as stated on the application form and submitted drawings, I conclude that the proposed works would have a neutral impact on the significance of the listed building and the conservation area.’

Summary of Detailed Comments:

- The application includes partial re-roofing works, which address inappropriate later interventions to the roof. The insertion of a conservation rooflight is considered acceptable; although flush installation would be preferable, its location on the rear elevation mitigates visual impact, and

therefore no objection is raised. The installation of a new water supply is noted; further details are required but could be secured via condition.

- Internal alterations are proposed to the listed building. Clarification is required regarding the scope of these works. It is recommended that a separate listed building consent be submitted for internal works only, or that these works be incorporated into the current applications.
- The route and specification of the proposed water supply pipe should be submitted to the Council. Alternatively, this could be secured by condition.

Further comments received on 29th September 2025: No objection is raised to the amended proposals, subject to appropriate conditions.

Planning Officer's note: Based on the site visit conducted on 8th July 2025, internal construction works were observed to be underway without the necessary consent. The officer therefore contacted the agent/applicant via email on 25th July 2025 to advise that any works to a listed building require listed building consent.

- Site Notice - Three site notices were displayed on 8th July 2025 in front of the application site. The 21-day consultation period ended on 29th July 2025. One letter of representation has been received from Caversham and Districts' Residence Association on 11th July 2025, reads as follows:

CADRA fully supports this application for the sensitive restoration of 6 Church Street, a 17th-century Grade II listed cottage. Although a small property it forms a key part of a group of historic buildings marking the gateway to old Caversham and is vital to its character. The proposals show a thoughtful balance of conservation and modernisation. We also urge action on drainage issues affecting this and nearby properties.



Figures 3: Site notice photos

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.

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

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN18: FLOODING AND SUSTAINABLE DRAINAGE SYSTEMS

Other

St Peters Conservation Area Appraisal 2018

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A submission draft of the Local Plan was submitted on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

6. APPRAISAL

Protection and Enhancement of the Historic Environment

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. Policies CC7 is also relevant and require high quality design. Policy EN 18 states where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.

The external alterations comprise partial re-roofing to the front elevation and the installation of a conservation rooflight to the rear. Based on the application form and further supporting information, the proposal is considered to respect and preserve the character and appearance of both the original listed building and the surrounding conservation area. The proposed materials and detailing are highly compatible with the existing roof, ensuring visual continuity. A condition has been applied requiring details of all new roof vents and low-level fascia vents to be submitted prior to installation.

The proposed rooflight is modest in scale and located on the rear elevation, where it is not visible from the public realm. It is considered a reasonable addition that would enhance internal living conditions through improved natural lighting.

Internally, the installation of the new water supply pipe is proposed to be underground. Other internal works are considered to be sensitively designed, with minimal impact on the historic fabric of the listed building.

Although the property is located within Flood Zone 2, the proposed works would not reduce the floodplain's capacity to store floodwater, impede its flow, or increase flood risk to life or property.

Overall, the proposal is considered acceptable and in accordance with Policies CC7, EN1, EN3, and EN18 of the Reading Local Plan.

7. CONCLUSION

The proposal has been assessed in relation to national and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT PLANNING PERMISSION
GRANT LISTED BUILDING CONSENT

Recommended conditions (HOU):

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.
REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
 - Drawing No. 25-005-10A - Scheme Proposals - Floor Layout Plans and Rooflight Details
 - Drawing No. 25-005-11A - Scheme Proposals - Roof Plan Section and Elevations
 - Drawing No. 25-005-12 - Scheme Proposals - Construction DetailsReceived 6th August 2025.

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. All external and internal works of making good, including brick repointing, to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.
REASON: In order to safeguard the special architectural or historic interest of the listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.
4. The roof materials, including timber battens, roof tiles and ridge tiles, to be replaced by the development hereby permitted shall match in material, size, shape, colour and texture to match the existing.
REASON: In order to safeguard the special architectural or historic interest of the listed building and character and appearance of the conservation area in accordance with Policy EN1 and Policy EN3 of the Reading Borough Local Plan 2019.
5. The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.
REASON: In order to safeguard the special architectural or historic interest of the listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Recommended conditions (LBC):

1. The works hereby permitted shall begin no later than three years from the date of this consent.
REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.
2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:
 - Drawing No. 25-005-10A - Scheme Proposals - Floor Layout Plans and Rooflight Details
 - Drawing No. 25-005-11A - Scheme Proposals - Roof Plan Section and Elevations
 - Drawing No. 25-005-12 - Scheme Proposals - Construction DetailsReceived 6th August 2025.
REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.
3. All external and internal works of making good, including brick repointing, to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.
REASON: In order to safeguard the special architectural or historic interest of the listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.
4. The roof materials, including timber battens, roof tiles and ridge tiles, to be replaced by the development hereby permitted shall match in material, size, shape, colour and texture to match the existing.
REASON: In order to safeguard the special architectural or historic interest of the listed building and character and appearance of the conservation area in accordance with Policy EN1 and Policy EN3 of the Reading Borough Local Plan 2019.
5. The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported

and weatherproofed at all times during the construction period in accordance with established building practice.

REASON: In order to safeguard the special architectural or historic interest of the listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

6. Prior to their installation, details of all new roof vents and low level fascia vents shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and conservation area.