

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/0603 Listed building consent (Alt/Ext)

Address: 7 ELDON SQUARE, READING

Proposal: Retrospective repairs to roof required to prevent water ingress to building. Repairs to chimney.

Applicant: Joseph Parr

Received date: 23/04/2025

Target Decision date: 20/11/2025

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a Grade II listed semi-detached part two storey, part three storey property on the north side of Eldon Square. The property is divided into residential flats. The national listing for the property reads as follows:

ELDON SQUARE 1. 5128 No 7 SU 7273 7/468 II GV 2. Circa 1840. 2 and 3 storey Bath ashlar 'pair' to No 5 (qv). Italianate style. Basement. 2 bays, the right hand bay a 3 storey gabled break with one range of glazing bar sash windows (plate glass with marginal glazing on ground floor). Raised surround on 1st floor, bracketed segmental pediment on ground floor with corbelled balcony. One window to left over recessed modern door in plain doorway. Slate roofs with projecting eaves.

The application site is also within the Eldon Square Conservation Area.



Figure 1 Image of the application site, taken from Google Maps on 29 October 2025.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for retrospective repairs to the roof required to prevent water ingress to building, and repairs to existing chimney stacks.

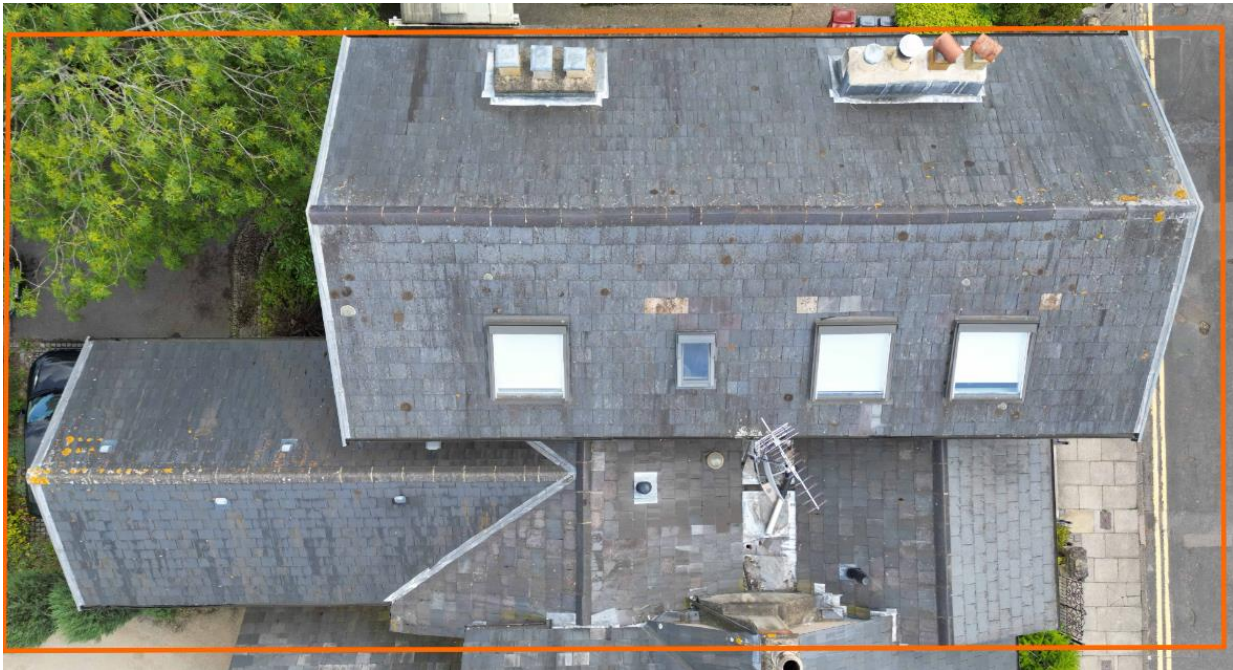


Figure 2 Photo of the roof, submitted by the applicant.

2.1. Information submitted:

Location Plan, received 23 April 2025

Design and Access Statement, received 23 April 2025

Roof Diagram, received 23 April 2025

Roof Photos 1-4 (Existing), received 15 September 2025

Letter from Home Roofs UK Ltd, received 15 September 2025

3. RELEVANT PLANNING HISTORY

PL/23/0621 - New boiler (Flat 3). Application permitted.

PL/03/1308 - Demolition of rear extensions - conversion and extension to form 4 flats (2 x 2 bedroom flats and 2 x 1 bedroom flats) for residential use. Application permitted.

PL/03/0175 - Demolition of rear extensions - conversion and extension to form 4 flats for residential use. Application permitted.

PL/02/0288 Full & PL/02/0052 LBC - Demolition of rear extension, conversion to six flats for residential use. Application refused. Appeal dismissed.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections.
- Conservation Area Advisory Committee – No comments received.

A site notice was also displayed on site. No letters of representation were 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.

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)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

Other

Eldon Square Conservation Area Appraisal 2007

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 applicant has submitted a letter from the contractor who carried out the roof and chimney repairs to state that the original roof slates were reused during the repairs, and where they could not be reused it was replaced with like-for-like natural slate. Cracked chimney pots were replaced with reclaimed pots of a similar age, while the repointing and flaunching was done with lime mortar. Similarly, lead flashings were replaced with like-for-like-lead where it could not be repaired.

Overall, the works have been carried out sensitively with due regard to the significance of the heritage asset and the application is therefore considered acceptable.

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 LISTED BUILDING CONSENT

Recommended conditions:

1. Approved plans