

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/1418 Listed building consent

Address: 9B SIDMOUTH STREET, READING, RG1 4QX

Proposal: Replacement boiler in listed building

Applicant: Dr Brian Causton

Received date: 02/10/2025

Target Decision date: 27/11/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

9B Sidmouth Street forms the top flat of a two storey end of terrace Grade II listed building on the corner of South Street and Sidmouth Street. The entrance to 9B is on the south side elevation facing into parking area.

It is not sited in a Conservation area, but is in an air quality management area.

The official entry list for 1113578 is:

SIDMOUTH STREET 1. 5128 No 11 SU 7273 7/569 II 2. 1850s - an unusual composition forming a 2 storey end of terrace to the 3 storey Nos 54-70 (even) South Street, which if slightly later, are under the same roof line. Grey brick, stucco lintels. Stucco plinth and band over ground floor. Stucco quoins to ground floor. Curved brackets to flat eaves. Hipped slate roof. 2x3 bays, glazing bar sash windows. Arched entrance to recessed door. (7/569 No 11 the number shall be amended to read No 9)

Listing NGR: SU7210573120



Front elevation facing Sidmouth Street



Location of the existing first floor flue



Existing boiler

A site visit was conducted with the case officer and the RBC Conservation officer on 20 October 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 flue will be a smaller size and it is proposed to remove the existing flue and refill the hole in the side elevation with brick to match the original building. A smaller hole will then be made in the replacement bricks to fit the replacement boiler fittings.

Materials are proposed to match the existing building.

Plans and documents considered

Location Plan
Design and access statement
Photo of the flue to be replaced
Existing plan
Floor plan
Heritage statement
Official entry list 1113578
As received 2 October 2015

Planning history

PL10/1262 Loft conversion including insertion of rooflights – Withdrawn

3. CONSULTATIONS

The following were consulted:

- Burcu Can Cetin – No objections subject to a condition. There is no harmful impact on the significance of the listed building.
- Reading Civic Society – No response was provided at the time of writing this report.

A site notice was displayed on 20 October 2025 for the required period and an advert was placed in a local newspaper. No letters of representation have been received.

4. LEGAL AND PLANNING POLICY CONTEXT

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 (2024 as amended)
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. 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 for a replacement boiler and flue would not harm the character of the listed building in accordance with Policy EN1.

7. RECOMMENDATION

GRANT Listed Building Consent