

## COMBINED DELEGATED APPLICATION REPORT

Ward: Abbey ward

App Ref: PL/25/1216 Householder & PL/25/1227 Lbc

Address: 79 BAKER STREET, READING, RG1 7XY

Proposal: New timber framed side and rear canopy with slate roof tiles and 8 new solar panels

Applicant: Howard Darby

Received date: 28/08/2025

Target Decision date: 19/11/2025 (EOT)

Case Officer: Marcelina Rejwerska

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### 1. SITE DESCRIPTION

The application site is an end-terrace two storey Grade II listed dwelling on the south side of Baker Street. Properties on either side of this terrace have a single storey garage to the side. The property is part of a group listing:

*Before 1840 (shown on Edward Weller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61 plate glass). 4 panel door with radiating fanlight on ground floor. 1 window and door to basement.*

The surrounding area is predominantly residential, although the site is situated next to the Reading National Spiritualist Centre. The site is located within the Castle Hill/Russell Street/Oxford Road Conservation Area.



Figure 1 Aerial view of the rear of the application site. Taken from Google Maps on 3 October 2025.

### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission and Listed Building Consent are sought for a proposed timber framed rear canopy with slate roof tiles and installation of 8 new solar panels on the canopy and main roof south slope.

#### 2.1. Information submitted:

- Design and Access and Heritage Statement
- BS-R00-EX-101 Existing Site Plan
- BS-R00-EX-102 Existing Floor Plan
- BS-R00-EX-103 Existing Elevations

Received by the LPA on 28 August 2025

- Draft Supplementary Information Rev 1 – Schedule of Works and Methodology

Received by the LPA on 24 October 2025

- BS-R00-PR-101 Rev R00 Proposed Site Plan
- BS-R00-PR-102 Rev R00 Proposed Floor Plan
- BS-R00-PR-103 Rev R00 Proposed Elevations

Received by the LPA on 17 November 2025

### 3. RELEVANT PLANNING HISTORY

PL/06/1340 Lbc & PL/06/1339 Full - Installation of roof mounted solar water heating panels. Applications both approved.

PL/94/0177 Lbc & PL/94/0193 Full - Demolition of existing garage and construction of new garage. Applications both approved.

PL/96/0880 Lbc - Re-position internal semi-basement wall. Application approved.

### 4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – Revisions requested. No objections to revised plans.
- Conservation Area Advisory Committee – No comments received

Site notices were 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.

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  
HEAG125 Listed Buildings and Curtilage  
HEAG304 Listed Building Consent

Reading Borough Local Plan (2019)

Policy CC1 – Presumption in Favour of Sustainable Development  
Policy CC7 – Design and the Public Realm  
Policy CC8 – Safeguarding Amenity  
Policy EN1 – Protection and Enhancement of the Historic Environment  
Policy EN3 – Enhancement of Conservation Areas  
Policy H9 – House Extensions and Ancillary Accommodation

Other documents

Russell Street/Castle Hill Conservation Area Appraisal 2020  
Design Guide to House Extensions SPD 2021

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.

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 draft submission version of the Local Plan Partial Update was published on 9<sup>th</sup> 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 listed above 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 advice given below and are not considered to be ‘out of date’.

## **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. Policies CC7 and H9 are also relevant and require high quality design.

The proposed canopy extension is considered modest in size, measuring 2.5m in depth. The width has been reduced at the request of the case officer to prevent obscuring the rear façade of the host dwelling. The roof of the canopy is sloped to create an appropriate angle for the proposed solar panels, which results in a total height of 4.6m, however, this is off set by the existing side extension, resulting in a 0.8m increase

on the existing height of the side extension. This will be visible from the street but is not considered to harm the character of the property, nor detract from the character of the wider conservation area. Overall, the proposal is considered acceptable.

## **7. CONCLUSION**

The proposal has been assessed in line with 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. Time Limit (standard)
2. Approved plans
3. Materials as specified

Recommended conditions (LBC):

1. Time Limit (standard)
2. Approved plans
3. Materials and schedule as specified