

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/1437 Listed building consent (Alt/Ext)

Address: 16 THE MOUNT, READING, RG1 5HL

Proposal: Removal of existing internal iron fireplace and reinstallation of existing marble surround. New installation of new log burner.

Applicant: Mr Luke O'Brien

Received date: 07/10/2025

Target Decision date: 02/12/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The house is a grade II mid terraced listed building.

Historic England Listing NGR: SU7253072232

CHRISTCHURCH ROAD 1. 5128 (North Side) The Mount Nos 8 to 22 (even) SU 7272 9/434 II GV 2. Circa 1876. A 2 storey terrace for the clerks at Huntley and Palmer's Biscuit Factory with foremen's end terrace houses for foreman. Gault brick with white brick bands and chevron moulded 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 principal chimney stacks with coggled capping. Marginally glazed sash windows with bracket cills cast iron flower basket guards. Nos 8 and 22 (end houses) have 2 storey bays capped by gables with moulded coping, these windows have stop moulded lintels. Entered from side which has 3 window elevation with projecting central porch with arched entrance. 4 panel doors with rectangular overlights. No 22 has extra cantilevered 1st floor extension in angle adjacent to porch. Nos 10-20 (even) have 2 windows each, ground floor windows with white and yellow brick flat arches. Paired doorways with bracketed arched entrances and joint gable over with patterned brickwork. Railings and standards retained.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the removal of existing internal iron fireplace and reinstallation of existing marble surround. New installation of new log burner.

Supporting information states that works comprise:

- Using a heat gun to melt adhesives and glues. Timber wedges would be used to push the stone apart along the weakened joints.
- The mantle will be removed first. Then the fireplace would be taken apart in the various pieces. And then wrapped in dust bubble wrap and dust sheets and stored on a ply level surface / box.
- The product specifications for the Linear and chimney pit are:
- Installation Kit 6 and Flexible Flue Liner – 125mm (5 inch) 316 Grade
- The fire surround is to be boxed in ply wood boxing and stored within the loft space.
- The marble is to be removed, numbered with low tack masking tape, then stored for later reinstallation within the loft space.

A site visit was conducted with the case officer and the RBC Conservation officer on 20 October 2025.

Plans considered

Heritage statement and content

Location plan

P200-1 Living room plan and elevation

As received 7 October 2025

Email from agent on 1/12/2025 at 11:40 to provide material specification and scheme of works for fire mantle and surround.

Email from agent on 01/12/2025 at 12:06 to provide additional information on how the mantle and surround will be removed.

As received 01 December 2025

Planning history

PL04/0649 LBC Erection of new garden room to replace existing derelict glazed lean-to, outside WC and store,. Permitted 29/07/2004

PL04/0532 FUL Demolition of existing lean-to and erection of single storey rear extension to form a garden room. Permitted 29/07/2004

PL05/1084 LBC Conversion of part of the loft space within the second floor to form a study area, reduce height of bathroom ceiling below and install 2 roof windows. Permitted 27/02/2006

PL06/0232 LBC Retrospective application for the formation of openings in existing walls: kitchen/garden room and kitchen/study and new ground floor toilet. Permitted 30/11/2006

PL14/1798 CLP Lawful development certificate for the demolition of side garage and erection of a single storey side extension. Loft Conversion to include hip to gable roof extension and roof extension in the form of a dormer to the rear roof slope. Enclosure and addition of mono pitched roof to the front porch. Approve 21/01/2015

3. CONSULTATIONS

The following were consulted:

- Burcu Can Cetin - No objections subject to the following conditions. Both the marble (or marble effect) fireplace surround and the arched casting and inset represent typical mid to late Victorian fireplaces. The fact that the internal features are not mentioned in the official listing text does not exclude them from the significance of the listed building. The submitted heritage statement is acceptable however it is important to protect the cast iron inset and marble surround and make the installation reversible as a permanent installation of a wood burner would harm the significance of the building:

RBC Conservation officer recommended Conditions

The marble surround and mantle of the fireplace, hereby approved to be temporarily removed from the existing fabric, shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

All internal works of reinstallation of marble surround and mantle of the fireplace, and making good 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 heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

- Reading Civic Society Consultations – No response was provided at the time of writing this report.
- Conservation Area Advisory Committee Consultations – 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 the temporary removal of the existing iron fireplace reinstatement of the existing marble surround and the new installation of a new log burner is considered to have a minimal impact on the fabric of the listed building or its setting. Conditions are recommended for the marble surround and mantel of the fireplace to be carefully removed and for any making good of the retained fabric to match existing materials.

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 works to the fireplace would not harm the character of the listed building and the surround and mantle will be stored securely and retained for re-use in accordance with Policy EN1.

7. RECOMMENDATION

GRANT Listed Building Consent