

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1017 Listed building consent (Alt/Ext)

Address: 43 CHURCH ROAD, CAVERSHAM, READING, RG4 7AG

Proposal: Replacement of roof tiles and vertical tiles to rear of property

Applicant: Mark Sumner

Received date: 17/07/2025

Target Decision date (agreed extension): 16/12/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a semi-detached two-storey dwelling on the north side of Church Road in Caversham. The property is Grade II listed, and the official listing entry reads as follows:

CHURCH ROAD 1. 5128 (North Side) Caversham No 43 (Banksfoot) SU 7074 11/264 22.3.57. II GV 2. Early and mid C18. 2 storeys, right hand art taller with attic. (Colourwashed brick. Old tile roof. Road front - 2 casement windows and 2 glazing bar sashes (4 in all) on 1st floor). Left part has central ½ glazed door with rectangular fanlight and flat hood. Tall chimney to right and modern garage extension with re-used beams. Interior: inglenook in room on ground floor to right. Flint garden wall to street.

The application site is also within the St Peters Conservation Area, and there are a number of listed buildings within the surrounding area.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed Building Consent is sought for the repair and replacement of tiles to the existing roof. The tiles will be lifted, felting will be added underneath, and tiles will be re-laid and/or replaced where needed. The only tiles that will be replaced will be the ones that have perished and are not fit for repair.

The proposal also includes replacing the vertical hanging tiles on the rear elevation (as shown below).



Photos have been provided to show the damage to the existing roof tiles on the main roof, the damage to the vertical hanging tiles, and the internal damaged caused. Furthermore, the slipping and falling tiles are also considered to be dangerous.



Information submitted:

Drawing No. PL101 – Proposed Roof Plan and Section received 21 November 2025
Additional Information for Roof Application Document received 20 October 2025
Heritage Statement received 7 October 2025
Summary of Roof Information received 20 September 2025
Examples of Work by Roofer received 22 September 2025
Photographs received 19 September 2025
Historic Drawings received 19 September 2025
House Survey Report received 15 September 2025
Bat Survey received 15 September 2025
Schedule of Works received 12 August 2025
Condition Report received 12 August 2025
Design and Access Statement received 17 July 2025
Location Plan received 17 July 2025
Photographs received 17 July 2025

3. RELEVANT PLANNING HISTORY

PL/08/1016 – Listed building consent for proposed ground floor alterations and single storey rear extension. APPROVED 16/12/2008

4. CONSULTATIONS

The following were consulted:

RBC Conservation Officer –

Officer Note: A site visit was carried out by the case officer with the Conservation Officer to view the condition of the existing tiles and internal damage caused. The Conservation Officer originally had concerns about the lack of information submitted with the application and following a request for further information the applicant submitted an updated heritage statement, a scaled roof plan and section roof plan. Although sufficient information had been provided to establish the acceptability of the principle of the proposed works, it has been agreed with the applicant that further detail should be provided, pre-commencement, with respect to details of the proposed roof insulation, and details of the timber batons and samples of all materials. Upon the removal of the roof covering (including tiles, battens and membrane) to enable the inspection of the roof timbers, and prior to the reinstatement of the roof covering, a full repair schedule (to include proposed timber repairs and any areas identified for replacement) is required to be submitted to and approved in writing by the local planning authority.

Caversham and District Residents Association (CADRA)

CADRA welcomes the proposed repair and restoration of this important heritage asset—a Grade II listed 18th-century house within the Caversham Conservation Area, directly opposite the Caversham Court's listed stables and courtyard. Banksfoot and its neighbouring cottage make a significant contribution to the character of this important part of Church Road.

While the contents of the Design and Access Statement are useful, we are surprised by the absence of more detailed plans and professional reports to enable a rigorous assessment.

We would appreciate clarification on several practical matters:

- **Construction traffic:** There is no mention of how deliveries and access to the site will be managed to minimise disruption on this narrow road, which is busy throughout the day. Where will construction vehicles park? A situation compounded by the loss of parking next to the canoe club on The Warren, where those vehicles operating in the vicinity normally park, if not able to do so on the site.
- **Scaffolding:** The application states scaffolding will surround the building and that all access will be via the drive. However, the exact position is not clear. This is particularly concerning given the narrowness of the front garden and the pavement along this stretch of Church Road. Will the scaffolding encroach or limit space on the pavement, in any way?
- **Pedestrian impact:** In relation to the above, what are the arrangements to ensure pedestrian safety, given the known risks of walking along and crossing this busy road.

Officer note: following the above comments, RBC Transport were consulted and asked to confirm if a Construction Method Statement would be required for this proposal.

RBC Transport

There are no transport objections to this application.

However, I would request that the following informative is added to the decision notice to advise the applicant to review the Guidance Notes for Activities on the Public Highway to ensure that any works do not impact on the highway including any scaffolding required to complete the works.

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

RBC Ecology

No objections, subject to the following condition:

No work shall commence until:

- 1) two bat dusk emergence surveys of the house have been undertaken and the results of the surveys have been submitted to and approved in writing by the council [the surveys shall be carried out between May and the end of August by suitably qualified ecologists], and;
- 2) should the surveys show that a bat roost is present no works are to commence until a licence for development works affecting bats has been obtained from Natural England (or the site has been registered under a bat mitigation class licence) and a copy of the licence has been submitted to the council, or ;
- 3) Should the applicant or their agent conclude that, works can be carried out in such a way that bats if present will not be affected by the proposals, then a non-licensed method statement, produced by a licensed bat ecologist, is to be submitted to and approved in writing by the council

Reason: To ensure bats, a protected species, are not affected as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

Neighbour Consultation

A site notice was displayed on site by the planning officer on 29th July 2025.

One letter of representation has been received as follows:

We are the managing agent for Auburn Court, Church Road, Caversham, Reading, RG4 7AJ.

The directors of Auburn Court Freehold Ltd, for whom we manage, have asked that I raise the following observations with regards to the following planning applications for Mark Summer of 43 Church Road, Caversham, Reading, RG4 7AG in relation to the following Proposals:

1. PL/25/1017 – Replacement of roof tiles and vertical tiles to rear of property.
2. PI/25/1083 – Listed building consent to repair, plaster and paint walls and ceiling in fourth bedroom.

Observations:

Concerns for parking of contractors undertaking works at 43 Church Road, as well as the residents of 43 Church Road. 43 Church Road have had visiting contractors at their property park vehicles on Auburn Court's private land no less than twice. They are also concerned that due to 43 Church Road's limited parking space on their driveway, that the residents may also park their vehicles on Auburn Court's private land. They would like assurances that this does not happen when the works proceed.

Officer note: the applicant is reminded that Auburn Court is private land and visiting contractors should not park there.

5. LEGAL AND PLANNING POLICY CONTEXT

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 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 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 2008

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
EN12: BIODIVERSITY AND THE GREEN NETWORK
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

Other documents

St Peters Conservation Area Appraisal 2018
Design Guide to House Extension SPD

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

NPPF para. 207 *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”* and para 208 Local Planning Authorities 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.”*

Policy EN1 states *“Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”*

Policy EN3 states *“The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”*

The applicant has submitted information to state that the proposal is required to protect the house, creating a weatherproof roof, to stop damage to historical features still existing, and to preserve the structural integrity of the house. The proposal includes removing tiles from the main roof of the dwelling, replacing rotten battens, adding a breathable membrane and returning the tiles. Perished tiles will be replaced with like for like tiles. Traditional methods and materials will be used throughout. The proposal also includes replacing the vertical hanging tiles on the rear elevation of the dwelling. The photos provided show that some of the tiles have been damaged or slipped away. The proposal is to take all the tiles down, replace any rotten battens and replace all the tiles, like for like.

The proposal does not involve altering or extending the existing building. Replacing the damaged tiles with like-for-like tiles would enhance the appearance of the property and help protect it from further damage. The works are not considered to harm the appearance of the listed building or the conservation area. The information provided, along with the conditions attached to this permission, ensures that regard is paid to protecting the special architectural and historic interest and integrity of the building. The RBC Conservation Officer has raised no objections on the basis that the suggested conditions are attached.

Overall, the benefits of the repairs are considered to outweigh any potential harm caused from the proposed works, with the inclusion of the conditions suggested by the Conservation Officer. On balance, the proposal is considered acceptable and recommended for approval.

Other matters

Due to the nature of the proposals, there are no identified risks of the works causing harm to neighbouring amenity in terms of overbearing effects, loss of sunlight/daylight, or loss of privacy and overlooking concerns.

The recommendation proposes pre-commencement planning conditions and therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority served notice upon the applicant to seek agreement to the imposition of such a conditions. The applicant agreed via email dated 4 December 2025.

7. CONCLUSION

The application has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions