

COMBINED DELEGATED APPLICATION REPORT

Ward: Abbey ward

App Ref: PL/25/1633 Lbc & PL/25/1632 Full

Address: HOSPITIUM, VALPY STREET, READING, RG1 1AR

Proposal: Proposed new roof material to 2No. sections of existing flat roof due to failure.

Applicant: Jennifer Goold

Received date: 13/11/2025

Target Decision date: 21/01/2026 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a Grade II listed building at the rear of the Reading Town Hall. The property is in use as a children's nursery. The site is also located within the Abbey Quarter and the Market Place/London Street conservation area. The official listing reads as follows:

The Hospice on site of St John's Hospice and Grammar School was built in 1486 and may incorporate some of the earlier building (founded 1196). Turned into Grammar School. "Restored" by Slingsby Stallwood for the University. Two 1/2 storeys. Flint with Bath stone ashlar quoins, dressings and random blocks. Old tiled roofs with large (1892) skylights and dormers.

South front 2+2+1+2 bays - the single bay a projecting gabled break with 1892 single storey corridor wings flanking it in matching style. Two original corbelled chimneys on eaves. Small square headed two light four centre arch headed lights mostly inserted during restoration. To north, chamfered string over ground floor. Polygonal and parapetted stair turret off centre left with external chimney to right. Small square headed windows, similar to south side, on first floor, two to the left and 1+4 to the right of the turret. Ground floor windows much larger with transoms. Single storey lobby extension to north-east.

Listing number 1113402.



Figure 1 Photo of the site, taken by case officer on 8 December 2025.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission and listed building consent are sought for proposed new roof material to two sections of the existing flat roof above the entrance due to their failure, and repair of damaged modern ceiling finishes internally due to water ingress with like-for-like modern materials.

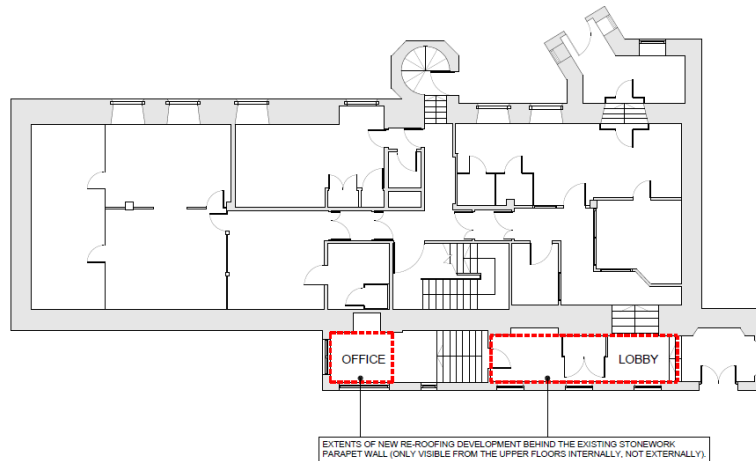


Figure 2 Proposed plans

2.1. Information submitted:

- 3426-102 Location and Block Plans
- 3426-103 Property as Existing and Proposed

Received by the LPA on 13 November 2025

- 3426-101 Planning Statement

Received by the LPA on 13 January 2026

3. RELEVANT PLANNING HISTORY

- PL/95/0244 & 0245 - Change of use from offices to day nursery on ground and first floors and office on second floor. Application permitted.
- PL/96/0034 - Sign suspended between two square section slender posts depicting a teddy bear and the name 'buffer bear nursery'. Application permitted.
- PL/96/0120 - Erection of signage to landscaped area, directly in front of the building. (Listed Building Consent). Application permitted.
- PL/96/0903 - Construct vent to serve new kitchen in existing window at ground level. Application permitted.
- PL/96/0866 - Installation of tarmac ball games area, with 3m high weld mesh fence and ball games equipment. (Football & basketball) REG 3. Application permitted.
- PL/02/1460 - Internal Alterations Forming Doorway Into First Floor Toilet And Doorway Into Second Floor Staffroom. Application permitted.
- PL/06/1279 - Mobile floor-standing signage approx 1.1m high. Application permitted
- PL/07/0662 - Mobile floor sign south of the building, unattached to building. Application permitted.
- PL/14/0520 - Application for prior notification of proposed demolition - Statue in Courtyard. PA not required.

- PL/23/1096 & 1097 - 3mm di-bond advertising sign on outside of building 2500mm x 1000mm. Applications permitted.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections.

A site notice was 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)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

Other

Market Place/London Street Conservation Area Appraisal

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 consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

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 appraisal below and are not considered to be 'out of date'.

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 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."

Paragraph 210 of the NPPF (2024) states:

In determining applications, local planning authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; **The proposal would sustain the use of the property.***
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness. **The use of improved and sympathetic materials will sustain the property's positive contribution to the wider conservation area.***

The original flat roof construction of the historic extension of the building is not known, and the existing coal tar covering is a later historic material with durability concerns and problems that is not used anymore for buildings.

The proposed felt roofing system would provide a visually natural, reversible and compatible solution that would ensure the long-term protection of the historic fabric. As the roof is not visible from the public realm and does not significantly contribute to the special interest of the listed building and conservation area, the proposal is considered to result in no harm to the significance of the heritage assets. Internal like-for-like repairs are also acceptable. This is considered appropriate and acceptable. There is no identified harm to the significance of the heritage asset arising from this proposal.

7. CONCLUSION

The application has been assessed in line with national and locally adopted policies and is considered to be in accordance with those policies.

8. RECOMMENDATION

GRANT PLANNING PERMISSION
GRANT LISTED BUILDING CONSENT



Recommended conditions (Full):

1. Time Limit
2. Approved Plans
3. Materials to match

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