

DELEGATED APPLICATION REPORT

Ward: Katesgrove ward

App Ref: PL/26/0021 Listed building consent (Alt/Ext)

Address: KENDRICK GIRLS SCHOOL, 41-43 LONDON ROAD, READING, RG1 5BN

Proposal: Proposed removal of existing shed

Applicant: Mrs Isabelle Sandy

Received date: 09/01/2026

Target Decision date: 22/04/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site relates to a small outbuilding within the larger Kendrick School campus. Parts of the site are Grade II listed although the listing only describes no. 41 Kendrick Road and the boundary walls extending east and into Sidmouth Street (listing no: 1113505). The campus is comprised of a variety of modern and historic buildings. The historic buildings at the front of the site, facing London Road fall within the Kendrick Road Conservation Area, however, the outbuilding which the application concerns is at the northern-most part of the site and is not included within the Conservation Area (marked with a red circle on the photo below).

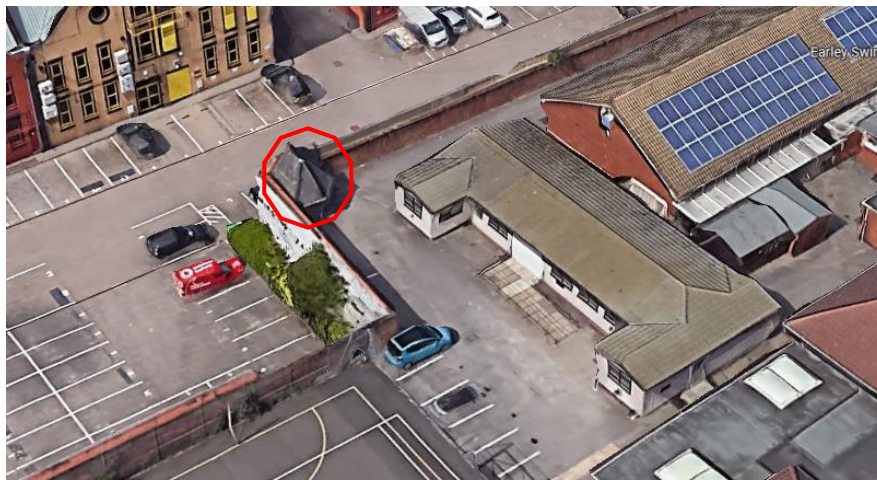


Figure 1 Aerial view of the application site taken from Google Maps, April 2026

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for the proposed demolition of the outbuilding due to its existing compromised structural integrity. The applicant also states that emergency vehicles are not able to clear the corner, in which the outbuilding is located, in order to access the swimming pool.



Figure 2 Image taken by case officer in February 2026

2.1. Information submitted:

- Kendrick School Shed Safety Report
- Risk Assessment – Garden Shed External Building Condition
- Aerial Image
- MAP-C4952-SR1-0 - Kendrick School - Gardeners Shed - Structural Report.
- Photograph of Fire Emergency Vehicle on site

Received 9 January 2026

- Location Plan

Received 3 February 2026

- Heritage Statement

Received 25 February 2026

3. **PLANNING HISTORY**

There is an extensive planning history at the site. Unrelated pre-application advice enquiries and applications relating to discharge of conditions have been omitted from the list where not relevant to the context of the submitted proposal.

- PL/21/0338 - Listed building consent to remove/repair section of brick wall. Application withdrawn.
- PL/19/0973 - Construction of a three storey building and associated works. Application permitted.
- PL/18/0993 - Various internal and external works to Sidmouth House, including replacement: roof tiles, fascias, soffit boards, rainwater goods; and repairs to timber sliding sash windows, render, brickwork, re-pointing, redecoration of previously painted surfaces and associated works. Application permitted.
- PL/18/0850 - Single storey extension to the east elevation of the Sixth Form Block and adjacent covered walkway to the north. Application permitted.
- PL/15/1354 - Erection of a conservatory on second floor terrace of Sixth Form Block. Application permitted.
- PL/11/1272 - To remove section of wall to convert two rooms into one. Application permitted.
- PL/10/0259 - Installation of solar PV panels on south facing roof. Application permitted.
- PL/09/1926 - Installation of solar PV panels on south facing roof. Application permitted.
- PL/08/0444 - Construction of a new science laboratory block to replace an existing building. Application permitted.
- PL/08/0021 - Relocation of existing temporary classroom unit. Application permitted.
- PL/08/0020 - Demolition of existing temporary classroom block and redevelopment to provide a new three storey Sixth Form Centre. Application permitted.
- PL/06/0060 - New pitched roof to Art Block and stairwell. Application permitted.
- PL/04/0082 - Erection of four new classrooms in courtyard of main school building. Application permitted.
- PL/03/0186 - Extensions to single storey modular teaching block. Application permitted.
- PL/02/1491 - Amended: New sports hall with associated accommodation for 'dual use', and new eight classroom teaching block (Submitted in conjunction with application 03/01382/FUL for 33 residential units at the Addington Road Playing Field). Application permitted.
- PL/02/0410 - Extension to modular building to form new teaching areas. Existing modules to be demolished. Application permitted.
- PL/01/1393 - Proposed science laboratory classroom. Application permitted.
- PL/01/1076 - Proposed extension to modular building to form additional reading room and replacement classroom (existing modular classroom to be demolished). Application permitted.
- PL/00/1235 - Removal of existing fire escape staircase and toilet, replacement with new in accordance with current building regulations. Application permitted.
- PL/00/0253 - Proposed extension to modular building to form additional reading room and replacement classroom (existing modular classroom to be demolished). Application permitted.
- PL/98/0589 - Erection of new library and information technology facility. Application permitted.

4. CONSULTATIONS

The following were consulted:

- **RBC Conservation Officer** - The proposed removal of the historic, distinctive outbuilding would result in unjustified loss of an ancillary surviving structure within the listed curtilage of the Grade II Kendrick Girls' School and would demolish a building which defines and contributes to the original character and appearance of the garden of the listed building. The shed is of architectural, historic, evidential and group value, deriving from its age, its historic functional relationship with the principal building and grounds, and its survival in historic form and detailing. Its removal would erode historic plan form and legibility of the site, diminishing significance of the listed building and its setting, failing to preserve or enhance the special interest of the heritage asset and contrary to Policy EN1 of the Reading Borough Local Plan 2019, Chapter 16 of the NPPF 2024 and sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Site notices were displayed on South Street and East Street. No letters of representation were received.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority 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'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework 2024

National Planning Practice Guidance

BS7193: Guide to the Conservation of Historic Buildings

Conservation Principles Policies and Guidance 2008

Reading Borough Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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 pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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 is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

6. APPRAISAL

Policy EN1 of the Reading Borough Local Plan states *"All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. 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."*

Paragraph 213 of the NPPF (2024) states *"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."*

A structural report has been submitted in support of the application. The report identifies the damage to the outbuilding including a sagging roof and a cracked side wall. The timber to the front has visually displaced and roof tiles show signs of damage. The main concern is the structural integrity of the roof. Due to the way the roof has been constructed, the two opposing sides of the roof are resting against each other causing pressure on the walls, leading to cracking. The roof rafters are also suffering from rot presumably due to damaged roof tiles causing water ingress.

From the submitted report it is evident that the structure has not been repaired or assessed in a long time and issues such as damaged roof tiles have not been addressed resulting in the rot of the rafters and supporting beams. Paragraph 209 of the NPPF states *"Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision."*

A heritage assessment has been submitted with the application which states that the outbuilding has low significance, only of evidential value to the wider school campus. This has been assessed by the Conservation Officer who has assessed the outbuilding to have evidential, historical and architectural value. The building has been in situ in the school grounds since the Victorian period and is a surviving feature of the many drastic changes to the campus over the years. The demolition of the outbuilding would erode the historic plan form and legibility of the site, diminishing the significance of the listed building and its setting, contrary to Policy EN1 and Chapter 16 of the NPPF.

The proposal does not provide any public benefits which would outweigh the harm identified. The applicant has stated that emergency vehicles are not able to clear the corner between the outbuilding and the modern larger building to the south-east in order to reach the swimming pool to the east. There is a 4m gap between the outbuilding and the corner of the modern school building, and no tracking diagrams have been provided to demonstrate the claim that emergency vehicles cannot access the site. The access road to the east of the outbuilding only becomes narrower further to the east (towards the swimming pool entrance). This is a failure of the urban design of the modern structures and swimming pool itself, which are relatively modern additions to the school campus. It is not considered reasonable that historic structures should suffer for later oversights in design. It is noted that the submitted Safety Report states that the school are in contact with local emergency services to determine access requirements on site, however, no further information has been submitted. In conclusion, no public benefits have been demonstrated which would outweigh the harm identified in the loss of the structure.

The applicant has also stated that due to the high costs that the school have been quoted, the decision was made to propose demolition of the outbuilding. The NPPG Paragraph 008 states *"A material planning*

consideration is one which is relevant to making the planning decision in question (eg whether to grant or refuse an application for planning permission)." While costs are a material consideration in this case, they are not afforded weight in this instance due to the harm identified to the historic assets and lack of public benefits demonstrated. As the question of cost is not the sole deciding factor, it is given little weight on this occasion and is not considered to outweigh the harm identified.

CONCLUSION

The proposal is not considered sufficiently justified and would result in harm to the character, legibility and historic plan of the Grade II listed heritage assets. Insufficient information has been submitted to demonstrate that the harm to the significance of the heritage assets would be outweighed by any public benefits of the proposal. The proposal is contrary to Policy EN1 of the Reading Borough Local Plan (2019) and Chapter 16 of the NPPF 2024.

7. RECOMMENDATION

REFUSE

Due to the following reasons:

1. The proposed removal of the historic, distinctive outbuilding would result in unjustified loss of an ancillary surviving structure within the listed curtilage of the Grade II Kendrick Girls' School and would demolish a building which defines and contributes to the original character and appearance of the garden of the listed building. Insufficient evidence has been submitted of any public benefits which would outweigh the harm identified. Removal of the outbuilding would erode historic plan form and legibility of the site, diminishing the significance of the listed building and its setting, failing to preserve or enhance the special interest of the heritage asset and contrary to the Policy EN1 of the Reading Borough Local Plan 2019, Chapter 16 of the NPPF 2024 and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.