

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0467 Listed building consent & PL/26/0418 Householder

Address: 57 CHRISTCHURCH ROAD, READING, RG2 7BD

Proposal: Single storey rear extension

Applicant: Mrs Liz Rhodes

Received date: 30/03/2026

Target Decision date: 25/05/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a detached, Grade II Listed Building located at the Northeast corner of the junction of The Mount and Christchurch Road. It is located within The Mount Conservation Area.

The building was first listed in 1978 and the listing entry reads as follows:

CHRISTCHURCH ROAD 1. 5128 (North Side) The Mount Nos 57 and 57A SU 7272 9/437 II GV 2. House for manager of Huntley and Palmer's. On corner of Christchurch Road and the Mount estate. Angle turret towards Christchurch. Circa 1876. 2 1/2 storeys. Gault brick with paler brick bands at cill and lintel levels. (latter brick-block flush-work). Modillion eaves cornice. Slate roof with fish-scale bands. 2 chimneys lacking coggled capping. Plate glass sash windows with bracket cills, cast-iron flower basket guards and stop-moulded stone lintels. 3 bays to main road with corner angled bays, to left as polygonal turret, both with turret roofs, left hand one with diaperwork in pointed relieving arches over 1st floor. Central gabled break with diaperwork and irregularly placed windows, paired on 1st floor. Gabled hood to doorpiece which has floral caps and pointed entrance. Decoratively panelled door. Coped gable to east with diaper in gable. 2 windows and angle turret to the Mount. Railings, Standards etc retained.

From the historical maps and planning history of the subject building, it is noted that the footprint of the building started to alter starting from the 1950s, new extension to the north, applications for conversion into two flats (App. No. 0000004243), erection of a garage (App. No. 0000004244) and alterations to form flat (App. No. 0000011748) resulting in eastern side extension (existing kitchen).

There are three TPOs to the south of the application site. Apart from 2 The Mount, all adjoining properties, 59 Christchurch Road and 40 The Mount are listed, as well as the wall between 57 and 59 Christchurch Road. The surrounding area comprises various land uses, including residential, theatres, schools, parks etc.



Figure 1 Image of the rear of the site taken in 2024 by RBC Planning Officer.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent and planning permission are sought for a single storey rear extension.

2.1. Information submitted:

- Planning Statement and Heritage Statement
- Finishes Schedule
- 57CR.MP101 Existing Plans and Elevations
- 57CR.MP102 Proposed Plans and Elevations

Received by the LPA on 30 March 2026 (Ful) and on 7 April 2026 (Lbc)

3. RELEVANT PLANNING HISTORY

- No. 0000004243 – Conversion into two flats. Unconditional consent on 29 March 1956.
- No. 0000004244 – Garage. Conditional consent granted bef Aug 1977 on 29 March 1956.
- No. 0000011748 – Alterations to form flats. Unconditional consent on 17 July 1964.
- PL/24/0274 & PL/24/0275 - Internal Alteration and installation new external sliding door with flat roof insulation. Applications permitted on 20 February 2025.

Pre-application advice was provided for the proposal on 2 December 2025.

4. CONSULTATIONS

The following were consulted:

- RCAAC – No comments received.

Site notices were erected on Christchurch Road and The Mount. No letters of representation were received.

5. LEGAL AND PLANNING POLICY CONTEXT

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:

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 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.

National Policy

National Planning Policy Framework (2024)

National Planning Practice Guidance

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.

Principles of Conservation (Historic England, 2008)

Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)

Reading Borough Local Plan (2019)

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)

Supplementary Planning Documents
Design Guide to House Extensions SPD (2021)

Other documents
The Mount Conservation Area Appraisal (April 2009)

6. APPRAISAL

Policies CC7 states that all developments must be of high quality that maintains and enhances the character and appearance of the property itself as well as its surrounding area. Policy EN1 states that proposals affecting Listed Buildings are acceptable where it will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting. Policy EN3 states that development proposal within Conservation Area must make a positive contribution to local character and distinctiveness, including removing inappropriate additions or alterations to buildings and restoring original building features. Policy EN6 states that new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development.

Paragraph 219 of the NPPF (2024 as amended) states “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

The proposal includes removal of a non-original wall to facilitate a single storey extension to enlarge the existing kitchen and to create an external store. The proposed extension would measure 8.5m in width and 2.35m in depth. An internal wall is also proposed to be removed which historically formed the original hallway on the ground floor and now forms the pantry. A steel beam is proposed to support the ceiling where this wall is to be removed.

The proposed materials include a zinc roof which is acceptable in this case as it allows legibility of the modern addition to the listed building. Similarly, the proposed windows and external sliding doors are proposed to be aluminium while the proposed facing brickwork will match the existing. The extension would not be visible from the street scene, but it would still have an impact on the character of the host dwelling. The extension is overall, however, not considered to cause harm to the character of the host dwelling due to its acceptable scale, layout and materials. The overall impact on the heritage asset would be neutral in terms of its significance.

7. CONCLUSION

The proposal has been assessed in line with national and locally adopted policies and is considered in accordance with those policies. The impact on the designated heritage asset is neutral.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT
GRANT PLANNING PERMISSION

Recommended conditions (Lbc):

1. Time limit standard
2. Approved plans
3. Materials as specified. Rooflights must be conservation-style flat rooflights.



Recommended conditions (Ful):

1. Time limit standards
2. Approved plans
3. Materials as specified. Rooflights must be conservation-style flat rooflights.