

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0492 Listed building consent (Alt/Ext)

Address: 8 CHURCH STREET, CAVERSHAM, READING, RG4 8AT

Proposal: Roof maintenance

Applicant: Mr John-Joe Cottam

Received date: 13/04/2026

Target Decision date: 16/07/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site is a Grade II listed two storey building.

The national listing reads as follows:

CHURCH STREET 1. 5128 (North Side) Caversham Nos 6 and 8 SU 7174 11/267 19.3.75. II GV 2. Altered C17 cottage raw. 2 storeys. Colourwashed brick and plaster. Small low 2 storey link block with No 4 with 2 light mullion window on 1st floor. Old tile roof with catslide to rear. 3 windows on 1st floor, outer 3 light, centre 2 light. 3 similar windows on ground floor, blocked, and one with shutters. 2 doors. Ground floor openings segmental headed. String at 1st floor level and corbelled brick eaves cornice, original window frames on 1st floor.

The property comprises 8 and 10 Church Street which are two buildings interjoined on ground and first floor levels, with different postcode references. The site is located within St Peter's Conservation Area, and it also falls within Flood Zone 2.

Site visit photos 17 June 2026



2. PROPOSAL AND SUPPORTING INFORMATION

Listed consent is sought for roof maintenance for specific areas of roof in need of repair at 8 and 10 Church Street; on the corner section in the rear courtyard, an area above the chimney and also the front aspect that parallels Church Street. It is intended for Home Counties Restorations (previously Dunne & Co.) a specialist heritage contractor to do the repair work. The existing roof profile will remain unchanged and its appearance will remain the same.

As outlined on the application form, works proposed comprise:

- Scaffolding to be erected.
- The existing plain clay tiles, underlay membrane and battens to be removed and cleaned ready for reuse.
- The timbers to be cleaned and inspected.

- If any existing clay tiles, underlay membrane or battens be incapable of reuse, to source and fit appropriate / like-for-like material to use - similar plain clay tiles that match the existing in colour and appearance. The underlay membrane must be breathable.

Plans submitted

Location plan

Design and Access statement

Heritage statement

Remedial works, Home Countries restorations Ltd, 01/05/2026

Roof plan as existing

Roof repair and maintenance work for 8 & 10 Church Street

As submitted 18 May 2026

Relevant planning history

None

3. CONSULTATIONS

The following were consulted:

- Caversham and District Residents Association - CADRA welcomes the essential repairs to this listed building that adjoins other listed buildings lying at the main gateway to Caversham, and in the St Peter's Conservation Area. Both the method and materials proposed seem appropriate. We ask that the Council confirms that the work will be carried out by suitably experienced heritage contractors, as the application says.
- Conservation Area Advisory Committee – No comments were received at the time of writing the report.
- Reading Civic Society Consultations – No comments were received at the time of writing the report.
- RBC Conservation officer – In general, given the conservation approach of the application, the proposed works appear ok as they would result in benefits for the Grade II listed buildings at Nos 8 and 10. ([6 AND 8, CHURCH STREET, Non Civil Parish - 1113455 | Historic England](#)) ([10, CHURCH STREET, Non Civil Parish - 1248745 | Historic England](#)) and character & appearance of the St Peter's Conservation Area. It is acceptable as the roof works comprise local repair and general maintenance.

Recommended conditions

All external and internal works of 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: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan adopted in 2019.

The removal of roof covering and maintenance work hereby approved shall be carried out carefully by hand or by tools held in the hand, other than power-driven tools, and all original material shall be stored in a dry and secure place for re-use. Materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Prior to the commencement of the relevant part of the works, the exact details of the timber batons and samples of all materials to be used for the roof (including but not limited to roof tiles, ridge tiles, valley tiles, underlay, etc.) shall be submitted to and approved in writing by the Council. The works shall be undertaken in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent, and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building, its setting and the character and appearance of the conservation area. To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

On the Historic England's website, No. 8 and No.10 are separate buildings that have different listing numbers. So, the address of the application might require an update, as the roof plan shows both?

- RBC Transport Development Control – The application consists of repair and complete maintenance to the existing roof. Given the site's location a CMS will be required.

Condition recommended

C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)

Informative

IF3 Highways

Communications with the agent

The agent agreed to pre-commencement conditions. The agent noted that No. 8 and No.10 are separate buildings that have different listing numbers on the Historic England website, however confirmed that there is 'one single title deed for 8&10 Church Street combined and the two buildings are interjoined on both levels. The roof plan correctly shows both since both 8&10 are part of the same property and both require repair work.' The post codes are different for numbers 8 and 10 Church Street.

A site notice was displayed on 26 May 2026 for the required period and an advert was placed in a local newspaper. No letters of representation have been received.

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.

4. 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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF,

the greater the weight that may be given). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

Listed Buildings and Conservation Areas Act 1990:

Section 16(2) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

Section 72 (1) 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.

Reading Borough Council Planning Policy

Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

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 (2019)

National Planning Practice Guidance

Reading Borough Council Local Plan (2019)

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

SPG/SPD

None.

OTHER

- St Peters Conservation Area Appraisal 2018
- 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)

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 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'.

5. APPRAISAL

Policy EN1 of the Reading Local plan 2019 states that historic features and the historic environment will be protected. Careful consideration has been given to ensure that the scheme of works repairs to the roof reflect the historic fabric of the building. In this instance the proposal detailed above is not considered to compromise the significance of the listed building or cause harm to the appearance of the historic character of the building. The proposal is therefore in accordance with Policies EN1 and EN4 of the Reading Local Plan 2019.

Additional consent may be required from RBC Highways if scaffolding is installed on a public highway.

Pre-commencement conditions have been agreed with the applicant.

6. CONCLUSION

The proposed development has been assessed and the proposed works to fix the roof are considered to be in accordance with the above relevant policies and Listed Building Consent can be granted.

7. RECOMMENDATION

Recommended Conditions:

1. Time limit
2. Plans
3. Construction Method Statement
4. Making good
5. Use of hand tools
6. Pre-commencement approval of details

Informatives:

1. Terms
2. Positive and proactive
3. Scaffolding on highways