

DELEGATED APPLICATION REPORT

Address: Reading School, Erleigh Road, Reading, RG1 5LW

Application No: PL/26/0881

Proposal: Variation of condition 2 (approved plans) of listed building consent PL/26/0386 (granted on 11/05/2026 for various external repair works to the Main Building English Block) for alterations to the 'Armoury Building' roof material to an insulated grey single ply roof covering with standing seam detailing.

Applicant: Mr Warren Symonds, Reading School

Date received (valid from): 02/07/2026

Target Decision date: 27/08/2026

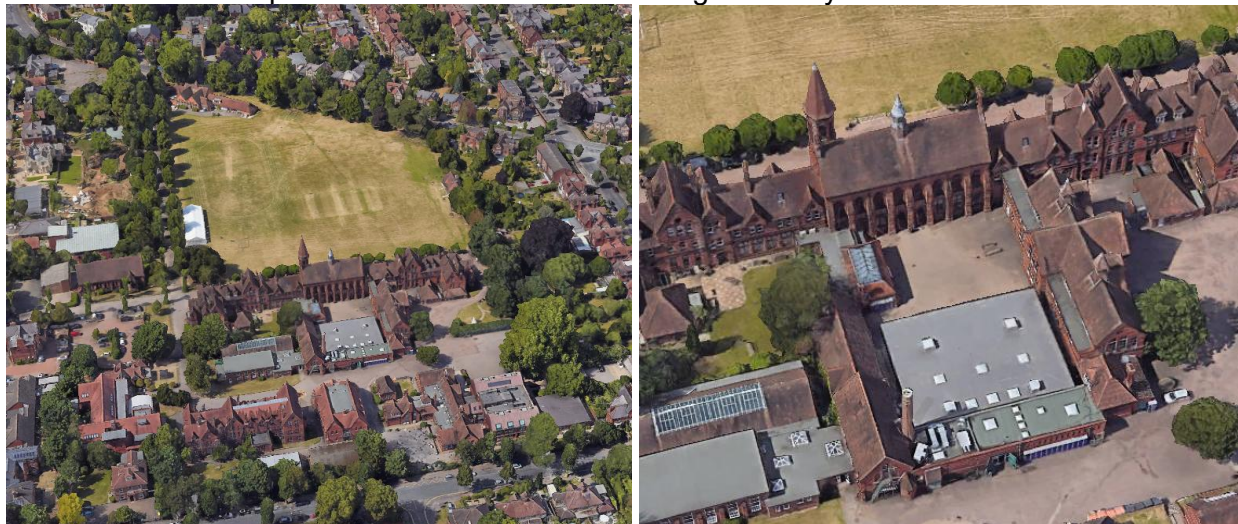
Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

The application site, as per the site location plan submitted (as shown below), comprises the entire Reading School site, which is primarily accessed off Erleigh Road (to the north), but also includes access points onto Addington Road (to the south) and Craven Road (to the west). The site contains grade II listed buildings of Reading School, namely: Main Building at Reading School, South House at Reading School, Building to East of South House at Reading School, Chapel at Reading School, and the Headmaster's Lodge. The site borders Alexandra Road Conservation Area to the east, with the majority of the buildings to the east considered to make a positive contribution to the conservation area (see green buildings within the purple conservation area below). The site and surrounding context is shown below, which includes a nearby locally listed building at 3 Craven Road and The Royal Berkshire Hospital site to the west.



Above: site location plan and location of listed buildings / nearby conservation area.



Above: Aerial views of the application site and extract of the Main Building (from Google Maps)

The listing descriptions of the on-site listed buildings are:

Main Building at Reading School

"ERLEIGH ROAD 1. 5128 Main building at Reading School SU 7272 9/477 19.3.75. II 2. 1865-71, designed by Alfred Waterhouse. Gothic style with rigorous symmetry except for octagonal turret with pyramidal roof to right of central hall. 2 storeys and attics. Built of red brick with blue brick decoration. Gabled tiled roof with fishscale bands, vents etc designed to add to interest of skyline as well as chimneys with 3 shafts at joined capping and with tumbled brick. Terracotta window dressings and details. Diaper panel to 1st floor cill. Hall:8 bays with 2 stages of pointed geometric tracery windows and dividing buttresses, corbelled cornice and central vent. Turret projects from north-west corner with arched louvred openings to belfry stage. Entrance in 2 central bays with corbelled arches of 3 orders and with decorative wrought and cast iron gates with wrought iron tympana. Leads through to quadrangle ("Cloister") at rear. East and west wings have central and end gables and further minor gables in reflected symmetry. Roughly 11 bays each with plate glass sash windows 1st floor and plate tracery windows on ground floor. Entrances in 5th bay and in recessed corners to north-west and north-east. Rear elevation equally symmetrical with projecting double gable wings to sides. The "Cloisters" and associated buildings are included in this item. They are probably not by Waterhouse (probably by Charles Smith in the 1880s) in polydrome brick work. The boiler house chimney springs from the south-east corner of a building with apsed south end. The interiors of the main block contain many original fittings. Marble pillar in "cloisters" with foundation stone laid by HRH Prince of Wales 1.vij. 1870. The school has had a long and distinguished history. Re-endowed by Henry VII in 1488. Archbishop Laud was taught at this school."

South house at Reading School

"ERLEIGH ROAD 1. 5128 South House at Reading School SU 7272 9/479 II GV 2. 1888, designed by Charles Smith in a subdued Gothic style echoing Waterhouse's main block. Irregular but restrained elevation. 3 storeys red brick with grey brick cill and lintel bands, end gable breaks and slight central break. 2+5+3+3+1 bays with irregular windows; decorative gables over 4 left hand bays, 2 half dormers to right. Segmental headed windows with plate glass sashes and bead moulded reveals. Gables have tripartite ground floor windows with moulded brick mullions. Gabled porch adjacent to right hand gable, pointed doorway. Listing NGR: SU7276072612"

Building to East of South House at Reading School

"ERLEIGH ROAD 1. 5128 Building to east of South House at Reading School SU 7272 9/480 II 2. 1880s, probably by Charles Smith. 1 1/2 storeys red brick with 3 course grey chequer bands and tiled roofs with fishscale bands. Small building with gabled cross wing to east, whose gables have chimneys and flanking Gothic windows (similar to big school windows), large hipped dormers to west. 3 lancets below with roll mould to corner of reveals. Steps down to central western doorway, original strap hinges to door. Listing NGR: SU7280572622"

Chapel at Reading School

"ERLEIGH ROAD 1. 5128 Chapel at Reading School SU 7272 9/478 19.3.75. II 2. 1870s, probably by Alfred Waterhouse who designed the school. Plain Early English style. English bond red brick with blue brick bands and chequering especially to eaves which have small chevron decoration. Tiled roof with fishscale bands. 8 bays, with dividing buttresses, 5 bays of paired lancets, small gabled porch to south-west and a single lancet to east bay. Stepped triple lancet to east. Small 2 light ambled extension to south (vestry) with small belfry and tall octagonal chimney. Interior : plain brick, arch braced collar beam trusses on corbels, long benches to sides. Listing NGR: SU7266772700"

Headmaster's Lodge

"This list entry was subject to a Minor Amendment on 12/05/2015 SU 7272 9/457 CRAVEN ROAD No 17 (Headmaster's Lodge)

II Headmaster's lodge for Reading School. Built 1840 as Penrhyn Lodge at the junction of King's Road and Queen's Road by Henry Briant. Moved to Craven Road probably 1878, architect Joshua Greenaway. Assymmetrical detached villa. 2 storeys, coursed dressed stone. 3 bays, mullion and transom windows with hoodmoulds. Slate roof with lozenge bands. Corbels to parapet continued up 3 gables to west - the left hand gable breaks forward; the centre gable is small for a badge and a projecting gabled porch with chamfered shafted corners; the right hand gable has parapetted angled bay. Lower 2 storey extension with gabled return to left. South front has oriel on grotesque corbel and has head stops to 1st floor right hand window. Steps to east entrance with carved eagle on top of flight. Listing NGR: SU7259872805"

Front Block of St Andrew's Hall and Stable Lodge to North

"In the entry for REDLANDS ROAD (west side) 9/162A St. Andrew's Hall the address shall be amended to read Front block of St. Andrew's Hall and stable lodge to north

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REDLANDS ROAD 1. 5128 (West Side) St Andrew's Hall SU 7272 9/162A II 2. Formerly East Thorpe. 1880. Designed by Alfred Waterhouse as a house for Alfred Palmer. 2 and 3 storeys red brick with gables. Tiled roof. Careful detailing. Terracotta window details. Sash windows with segmental heads. Entrance front has single storey porch of Gothic inspiration. 2 gables and a mullion and transom window behind. To right is a gable and a 2 storey canted bay window. To left is a 3 storeyed block with octagonal turret. Stable court with 2 storey lodge attached. Interior altered but retains spacious stair hall to north with original fireplace and dado and 1st floor landing, doors retain Waterhouse furniture and 3 windows and 1 door have Waterhouse grisaille glass. Entrance lobby to north also retain Waterhouse details and glass. Listing NGR: SU7238272733"*

The site constitutes a functional group of Grade II listed buildings and open green areas for educational uses since the late 19th century. In addition to these buildings' individual historical and architectural interests, the significance of the site also lies in how the architecture and space around the main school building have been used to inform its function.

There are numerous TPO trees on site and a green link runs north-south through the site.

Site Visit details: Took place on Monday 27th April 2026 as part of previous application PL/26/0386.

2. The Proposal

- i. The proposal seeks to vary condition 2 (approved plans) of listed building consent PL/26/0386, which granted various external repair works to the Main Building English Block, to allow for alterations to the armoury roof material. More specifically, it is now proposed to be an insulated grey single ply roof covering with standing seam detailing. This differs from the original listed building consent, where an insulated power coated profiled metal roof with associated flashings and trims was approved.
- ii. In explaining the proposal, the applicant has stated the following:

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

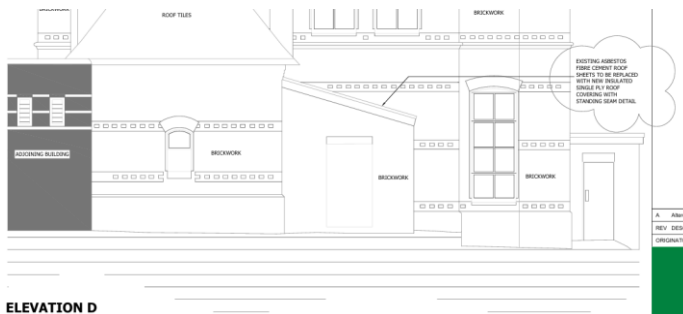
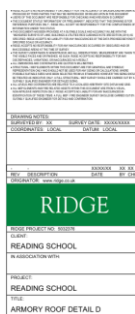
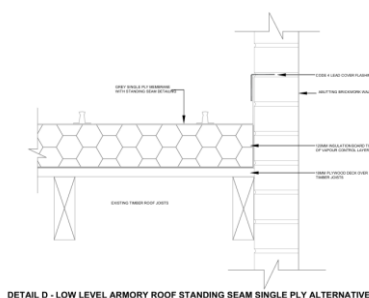
The low level armoury roof is currently covered with asbestos cement sheeting. It was originally proposed (as per the listed building consent PL/26/0386) to replace the roof covering with an insulated power coated profiled metal roof with associated flashings and trims. Due to the programming and logistics of the works and ease of construction it is proposed to change the roof covering to an insulated grey coloured single ply roof covering with standing seam detailing. The single ply covering and standing seams will be coloured grey (standard for single ply coverings). As well as aiding in improving the construction programme and logistics, we believe the single ply covering with standing seam detailing would be more aesthetically pleasing than the originally approved profiled metal roof which can sometimes appear industrial looking.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We think Condition 2 should be varied to be read as follows:

The works to the Listed Building hereby permitted shall be carried out in accordance with the following approved plans and specifications:

- 01002 Rev A - English Block - Existing and Proposed Roof Plan
- 01003 Rev A - English Block - Proposed Elevations Sheet 01
- 01004 Rev A - English Block - Proposed Elevations Sheet 02
- 01005 - Parapet Detail A
- 01006 Flat Roof Detail B
- 01008 Armory Roof Detail D
- Design and Access Statement – Reading School – Main Building / English Block External Repairs Rev 4.0 by Ridge and Partners LLP



- Replacement of the existing low-level armory monopitch asbestos fibre cement sheet covering (existing roof shown in Appendix 1 Photo 11), with a proposed insulated single ply covering with standing seam detailing. Finish will be similar to that shown below in Figure 1.19 (excluding roof windows).

DESIGN AND ACCESS STATEMENT

RIDGE



Photograph 11
Asbestos cement
armory roof to be
replaced



Fig 1.19 – Example of single ply roof with standing seam detail

Project No. 5032376 – English Block Design and Access Statement
6

3. Public Consultation

i. Neighbour Consultation

Two site notices were erected on Erleigh Road on 09/07/2026, expiring on 30/07/2026. A press notice was published on 16/07/2026, expiring on 06/08/2026. No responses have been received.

ii. Local Groups

Reading Conservation Area Advisory Committee was formally consulted on 07/07/2026. No response has been received.

4. Consultations

- i. RBC Conservation Officer:
- ii. The justification provided for the proposed roof material is strong enough for approval of the application, having compared with submitted statements.

5. Plans / documents Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:
 - Application form Ref PP-15050842, dated 02/07/2026
 - PP-14793232v1 - Location Plan
 - 01002 Rev A - English Block - Existing and Proposed Roof Plan
 - 01003 Rev A - English Block - Proposed Elevations Sheet 01
 - 01004 Rev A - English Block - Proposed Elevations Sheet 02
 - 01008 – Armory Roof Detail D
 - Design and Access Statement – Reading School – Main Building / English Block External Repairs Rev 4.0 by Ridge and Partners LLP dated 30/06/2026As all received on 02/07/2026

6. Relevant Planning History

- i. There have been numerous planning/listed building consent and tree applications at the site over the years, although only the following within the past three decades are considered to be specifically relevant to these proposals.
- ii. PL/14/1324 / PL/14/1325 - Demolition of existing chemistry building and firing range to allow the erection of a new two storey science block and associated services and landscaping, including temporary classrooms and temporary construction vehicle access off Addington Road for the duration of construction. The existing chemistry building is within the curtilage of a listed building and is connected to this listed building by a glazed link. A new glazed link will be built joining the two buildings. Granted 14/11/2014.
- iii. PL/18/0507 - Roof repair and replacement rainwater goods. Withdrawn 25/03/2019.
- iv. PL/24/0594 - Proposed remediation works to roof and windows. Current application under consideration.
- v. PL/26/0386 - Various external repair works to the Main Building (English Block) including: replacement of roof and ridge tiles, windows, gutters and downpipes; replacement of flat roof coverings resulting in an increased height on the west elevation; repair of external walls, windows, fascias and soffits. Granted Listed Building Consent 11/05/2026.
- vi. PL/26/0936 - Discharge of condition 5 (material, reveal, sill, lintel, frame and glazing bar details) of listed building consent PL/26/0386, as granted on 11/05/2026. Granted 17/07/2026.

7. 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.

8. Relevant Planning Guidance

Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

- 19 Application for variation or discharge of conditions.
- (1) Any person interested in a listed building with respect to which listed building consent has been granted subject to conditions may apply to the local planning authority for the variation or discharge of the conditions.
 - (2) The application shall indicate what variation or discharge of conditions is applied for.
 - (3) Sections 10 to 15 apply to such an application as they apply to an application for listed building consent.
 - (4) On such an application the local planning authority or, as the case may be, the Secretary of State may vary or discharge the conditions attached to the consent, and may add new conditions consequential upon the variation or discharge, as they or he thinks fit.
- [F1(5) But a variation or discharge of conditions under this section must not—**
- (a) vary a condition subject to which a consent was granted by extending the time within which the works must be started;
 - (b) discharge such a condition.]

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.

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'.

9. Relevant Policies

The application has been assessed against the following policies:

National
National Planning Policy Framework 2024
4. Decision-making
16. Conserving and enhancing the historic environment

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (November 2019)
EN1 Protection and Enhancement of the Historic Environment

Other relevant documentation
Reading Borough Local Plan Submission Draft Partial Update, May 2025
Alexandra Road Conservation Area Appraisal 2005

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. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of

writing, the examination-in-public of the partial update to the local plan took place in late 2025 / early 2026.

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 remains 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’.

10. Appraisal

- i. As per the comments received during the application from the RBC Conservation Officer (see section 4 above), the changes to the roof material on this single storey part of the building (which is known as the Armoury Building) are considered to be acceptable. The applicant has explained that the change proposed, in comparison with the original consent, is owing to logistical/programming/ease of construction reasons and, moreover, the applicant considers the finished appearance of the now proposed material to be more appropriate in design terms. The viewpoint of officers is that the rationale by the applicant is accepted, with it also notable that this relates to a small single storey wing of this block of the building, rather than the main section of roof at this part of the building (see elevations below). In overall terms, the changes proposed by this application sufficiently protect the significance of the heritage asset and its settings. Accordingly, the condition can be varied to reflect the changes now proposed.



ELEVATION A

Above: Existing east elevation. Below: Approved by PL/26/0386 east elevation.



ELEVATION A



Above: As now proposed east elevation, with the roof area in question being the single storey element on the left hand side of the plan.

11. Conclusion

- i. The local planning authority considers that the proposal is appropriate for the reasons set out in this report.

Recommendation

Grant variation of condition 2 (approved plans) of listed building consent PL/26/0386

Conditions:

For completeness and the avoidance of any possible doubt, all of the original conditions (as part of PL/26/0386) are reproduced below in **blue**, with the altered worded conditions (bearing in mind the PPG) in **red**. Officer notes explaining the changes are also detailed in **green**.

1. The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 1 of the original listed building consent (3 years for implementation - Ref PL/26/0386) is no longer relevant, as the consent began on 21/06/2026 as per Application form Ref PP-15050842, dated 02/07/2026.

Officer note: The altered condition is self-explanatory.

2. The works to the Listed Building hereby permitted shall be carried out in accordance with the following approved plans and specifications:

01002 - English Block - Existing and Proposed Roof Plan
 01003 - English Block - Proposed Elevations Sheet 01
 01004 - English Block - Proposed Elevations Sheet 02
 01005 - Parapet Detail A
 As all received on 23/03/2026

Schedule of Works – Pricing Document Reading School External Repairs Phase 2
Specification by Ridge, dated 20/03/2026
As received on 23/03/2026

01006 Flat Roof Detail B

01007 Proposed Armory Roof Detail C

As both received on 01/05/2026

Design and Access Statement – Reading School – Main Building / English Block External Repairs Rev 3.0 by Ridge and Partners LLP dated and received 07/05/2026

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved, in accordance with Policy EN1 of the Reading Local Plan 2019.

VARIED CONDITION 2

The works to the Listed Building hereby permitted shall be carried out in accordance with the following approved plans and specifications:

- 01005 - Parapet Detail A

As received on 23/03/2026

- Schedule of Works – Pricing Document Reading School External Repairs Phase 2 Specification by Ridge, dated 20/03/2026

As received on 23/03/2026

- 01006 Flat Roof Detail B

As received on 01/05/2026

- 01002 Rev A - English Block - Existing and Proposed Roof Plan
- 01003 Rev A - English Block - Proposed Elevations Sheet 01
- 01004 Rev A - English Block - Proposed Elevations Sheet 02
- 01008 – Armory Roof Detail D
- Design and Access Statement – Reading School – Main Building / English Block External Repairs Rev 4.0 by Ridge and Partners LLP dated 30/06/2026

As all received on 02/07/2026

- Mardec- 001 – Casement Windows, as received 14/07/2026 and approved on 17/07/2026 as part of approval of details application PL/26/0936.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved, in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Updated to reference the altered plans submitted to incorporate the changes proposed, whilst also continuing to reference the plans previously approved which are not impacted by the proposed changes. In addition, reference is also made to the details approved as per originally worded condition 5, which have separately been submitted/approved prior to this decision.

3. All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to material, colour, texture, profile and the methods used. All such works and finishes shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to material, colour, texture, profile and the methods used. All such works and finishes shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

No changes are required to the wording of this condition.

4. Any replacement material of roof tile and brickwork to be used in the repair of the listed building hereby permitted shall match in type, material, colour and texture and be laid in bond, coursing and mortar bedding to match those found in the original/existing construction and design.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Any replacement material of roof tile and brickwork to be used in the repair of the listed building hereby permitted shall match in type, material, colour and texture and be laid in bond, coursing and mortar bedding to match those found in the original/existing construction and design.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

No changes are required to the wording of this condition.

5. Prior to the commencement of any window replacement works, including the dormer window of the Armoury Building (at the southern end of the block), section drawings at a scale of not less than 1:10 detailing materials, depth of reveal, details of sills and lintels, frame and glazing bars, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and thereafter maintained in accordance with the approved details.

REASON: The application contained insufficient information to enable these matters to be considered prior to granting listed building consent and the matters are required to be agreed in order that the works to the designated heritage asset are undertaken in an acceptable manner and in order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Condition 5 of the original listed building consent (various window details - Ref PL/26/0386) is no longer relevant, as details have separately been approved as part of PL/26/0936, with those details now referenced in varied condition 2.

The altered condition is self-explanatory.

Informatives (unchanged from PL/26/0386):

1. A Building Regulations application may be required for the proposed development. Please go to our website for more advice. <https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/> You can also find advice and submit an application using the Planning Portal.

2. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of listed building control. If you are in any doubt please contact the Council.

3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the prescribed target for the decision to be issued.

4. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.