

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0870 Listed building consent (Alt/Ext)

Address: QUEEN ANNES SCHOOL, HENLEY ROAD, CAVERSHAM, READING, RG4 6DX

Proposal: Repairs to a flat roof of an existing 1950's single storey corridor annex to the listed main school building.

Applicant: Ms Rebecca Patton

Received date: 01/07/2026

Target Decision date: 26/08/2026

Case Officer: Gary Miles

Site Description

The application site consists of the Grade II Listed Main Block and Chapel at Queen Anne's School in Caversham Reading. The work is proposed to take place to the 1950's single storey corridor annex located to the rear of the Listed main building.

Overview

Main block and chapel at Queen Anne's School, the 'U' plan of Amersham Hall (1870s) by Alfred Waterhouse for Mr West retained. Altered and extended by Joseph Morris 1893-1896 and again between the wars. South front; symmetrical 2 1/2 and 3 storeys block, red brick with stone quoins and dressings and occasional blue-black diapers. 5 bays. 4 gables, the 2 principal one's project and flank central gabled porch. Coped gables with moulded kneelers and brick block cornice returns. Moulded string over ground floor. Slate roof grooved chimneys at sides of gables. Mullioned casement windows with stop chamfered reveals, brick relieving arches over. Caernarvon arch fanlight over door. Porch flanked by tall single light windows, 3 light window over central blind window which contains monogram panel. Secondary porch at angle of right-hand bay and principal right hand gable. Chapel added by Sir Reginald Bloomfield 1893 - red brick with stone dressings and dividing buttresses. Slate roof with parapet to south. 3 bay aisled naves with chancel. Interior of school altered, but hall retains Gothic fireplace and some heating fixtures.



Original Main Entrance

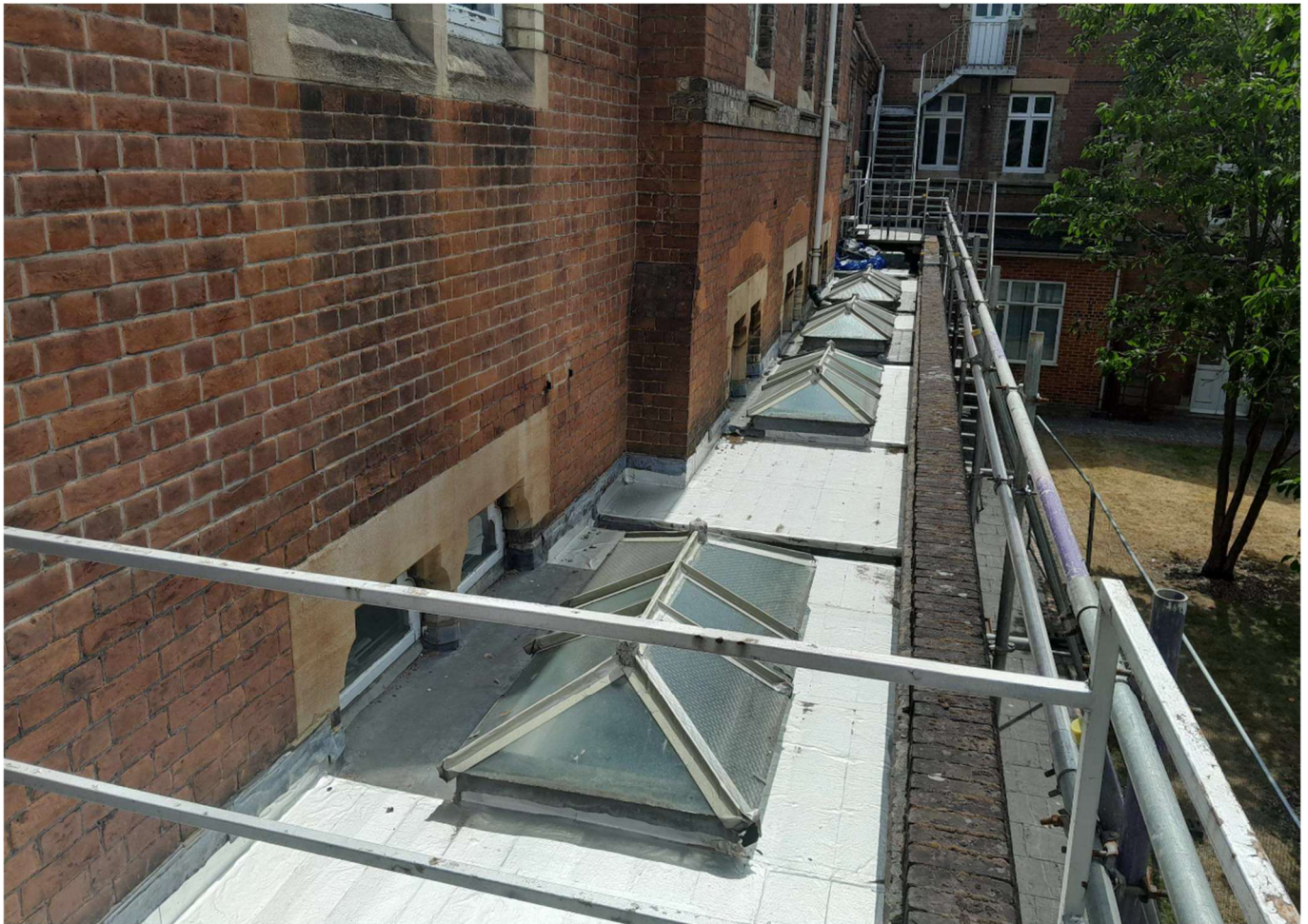
Site visit date: 23rd July 2026



Main entrance/reception of the main building



1950's single storey corridor annex of Main building (the application site)



Roof and rooflights to 1950's single storey corridor annex of Main building (the application site)

Proposal

The existing flat roof of the 1950's addition of the single storey ground floor corridor annex to the Listed main building used to have a lead sheet covering which was stolen during the Christmas holidays of 2025, causing water damage to the corridor below.

The applicant seeks to make repairs to the flat roof corridor annex to the listed main school building.

The proposal include removal of the existing rooflights and installation of an alternative single ply membrane roof covering as a permanent solution that will not be prone to future theft.

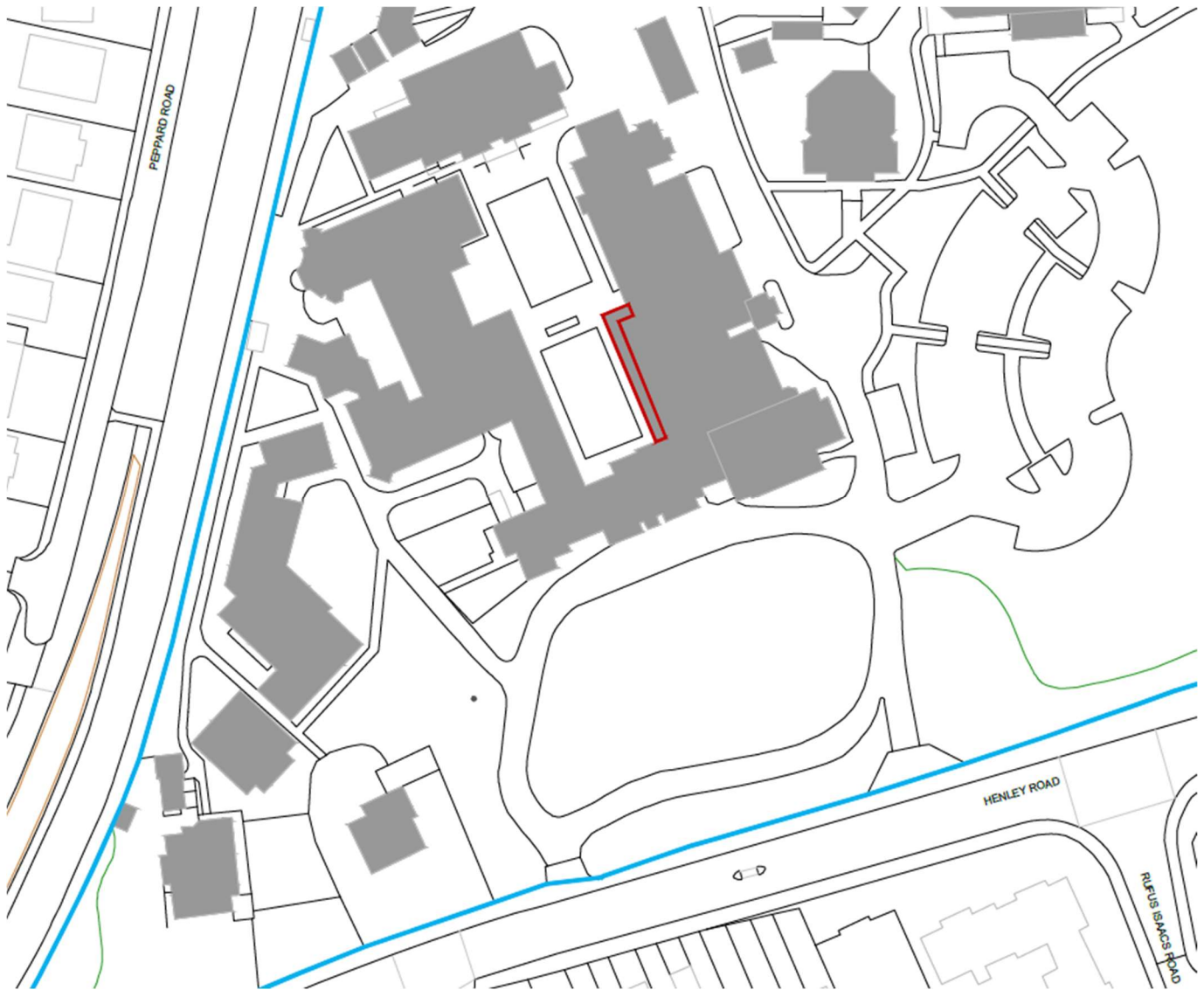
The single ply membrane roof covering will be lead grey in colour, will sit above the PIR insulation board, and a vapour control layer. This will all sit above the existing timber flat roof construction.

The replacement roof covering would remain hidden behind the parapet wall that encloses the roof area.

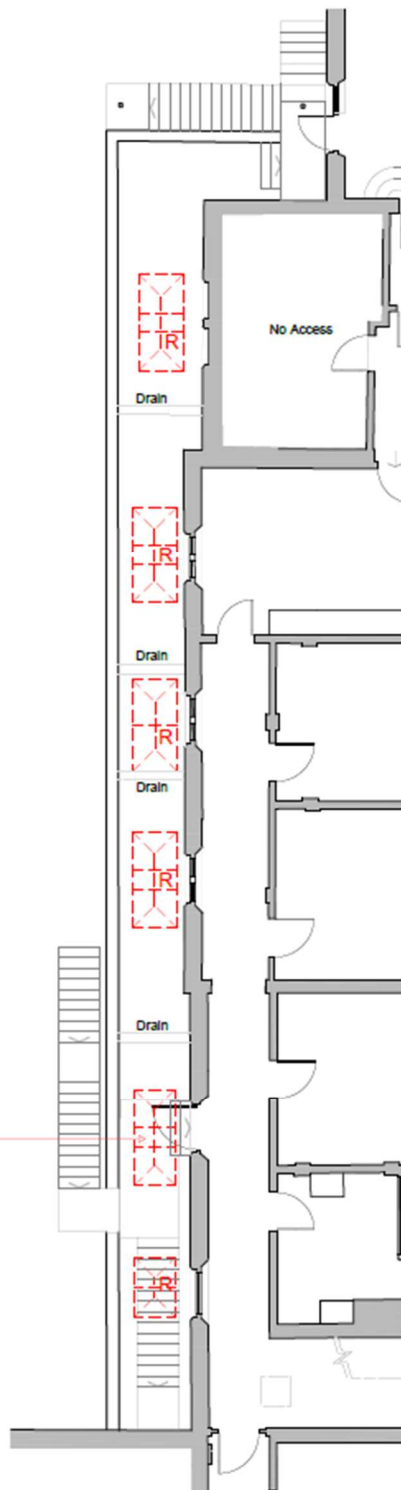
Plans and documents considered

Covering Letter dated 1 July 2026 (Eddingtons Architects)

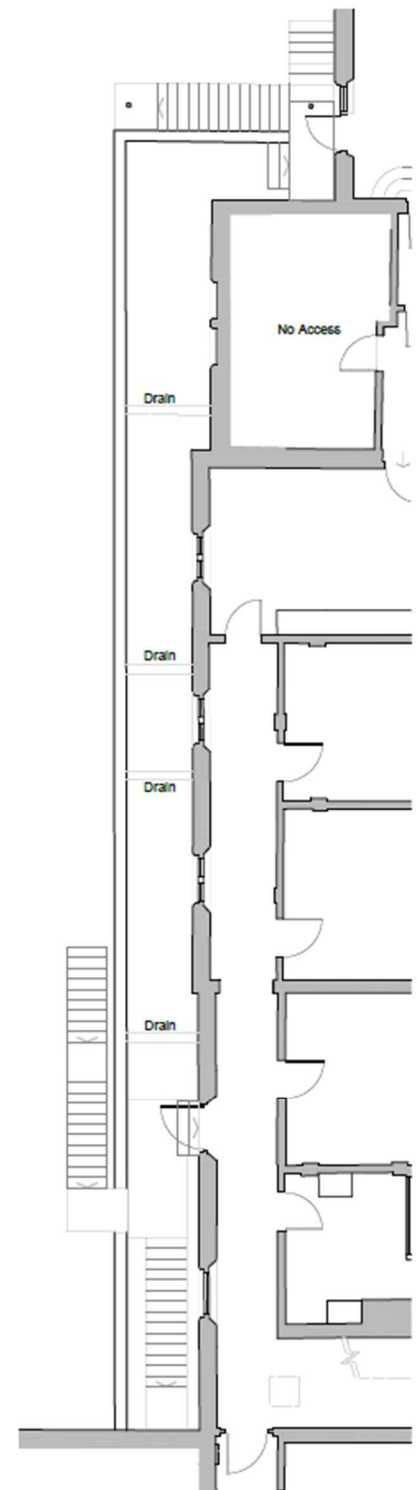
Drawing no: 6194-1100 – Site Location Plan, dated 6th June 26
Drawing no: 6914-1200 – Existing and Proposed Plans, Ground Floor and Roof, dated 6th June 26
Drawing no: 6914-1240 – Existing and Proposed Elevations, West Elevation, dated 6th June 26
Drawing no: 6914-1401 – Proposed Replacement Roof Covering Detail, dated 6th June 26
Design and Access Statement ref: 6194 (Eddingtons Architects) dated June 26
Heritage Statement ref: 6194 (Eddingtons Architects) dated June 26
Received by the LPA on 1 July 2026



Site Location Plan



EXISTING
FIRST FLOOR
PLAN



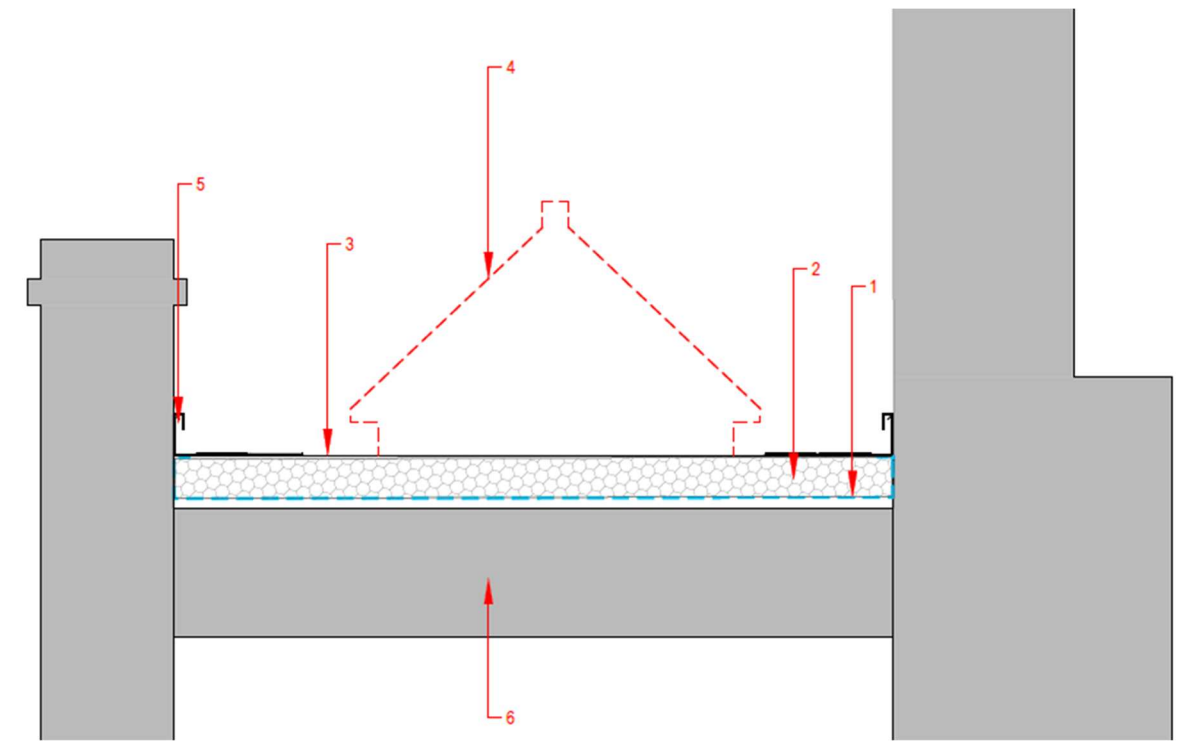
PROPOSED
FIRST FLOOR
PLAN



EXISTING WEST
ELEVATION



PROPOSED WEST
ELEVATION



Replacement Roof Covering Detail

KEY

- 1 Vapour Control Layer (VCL)
- 2 75mm PIR Insulation Board
- 3 Single Ply Membrane Roof Covering, Lead Grey in Colour
- 4 Outline of Demolished Rooflight
- 5 Existing Cover Flashings Retained and Reused
- 6 Existing Timber Flat Roof Construction

Replacement Roof Covering Detail Key

Relevant Planning History

PL/15/2250 - External alterations to the main block to create a new music centre, including new external access, glazed canopy to central courtyard, new external windows and doors - Full – Approved 2016

PL/15/2251 - Internal and external alterations to the main block to create a new music centre, including new external access, glazed canopy to central courtyard, new external windows and doors, removal of internal partition walling and provision of new internal staircases – LBC – Approved 2016

Consultation

Internal

- **Conservation Officer memo received 15/07/2026**

I have no objections to the application above, as the extension is modern, the proposal would include 'lead flashings to be retained' where the roof of the extension touches the historic fabric, and the justification of lead being vulnerable to theft.

The removal of roof lights/lanterns would increase the visibility of the original façade behind the extension.

Therefore, I conclude that the impact on the significance of the Grade II Listed Main Block and Chapel at Queen Anne's School ([Main Block and Chapel at Queen Anne's School, Non Civil Parish - 1155905 | Historic England](#)) would be neutral.

External

- The planning notice was attached to the black railings outside the main school entrance off Henley Road on 23rd July 2026 and left place for the statutory 21-day public consultation period.

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.

Relevant Planning Policy and Guidance and Legal 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. The Development Plan for Reading relevant to the application site comprises the *Reading Borough Local Plan (2019)*.

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.

The '*National Planning Policy framework*' ('NPPF') states clearly that its content is to be a material consideration in the determination of applications. 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant

Relevant Policies

National Policy
National Planning Policy Framework 2026

Reading Borough Local Plan (2019)
CC7 Design and the Public Realm
EN1 Protection and Enhancement of the Historic Environment

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. The submission version of the Local Plan was submitted on 9th May 2025.

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 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’.

Appraisal

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be, and any harm or loss should require clear and convincing justification.

Policy EN1 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

The works are small scale relative to the overall scale of the fabric of the Listed building. The works proposed are minor works to a section of the property constructed in the 1950’s rather than that of a section built in the mid to late 19th century.

The roof covering will be constructed so that it sits lower than the existing parapet surrounding wall of the 1950’s single storey corridor annex. The new roof covering will not be visible if viewing the property from ground level and the colour and finish would give the impression of lead.

The proposed development is not considered to adversely impact the fabric or appearance of the historic building and would not harm the special historic character. The proposal is therefore considered to accord with Policies EN1 and CC7 of the Reading Borough Local Plan 2019.



Conclusion

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

Recommendation

GRANT

LB1 (Time Limit Listed Building Works)

LB2 (Listed Building Works Specification)

M3 (Materials As Specified)