

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/26/0980 Listed building consent (Alt/Ext)

Address: SOUTHCOTE LODGE, BURGHFIELD ROAD, READING

Proposal: Installation of wiring for broadband internet.

Applicant: Mr Tom Barry

Received date: 22/07/2026

Target Decision date: 21/09/2026

Case Officer: Gary Miles

Site Description

The application site, Southcote Lodge is a Grade II Listed property with the first buildings erected shortly before 1611. Southcote Lodge is now a managed retirement complex of individual homes. The properties have wrap around communal gardens and private parking.



Site visit date: 18th August 2026



Looking towards the rear elevation.



Looking towards the front (main entrance) elevation.



Entrance and boundary wall.

Proposal

Listed Building Consent is sought to upgrade BT Openreach's existing copper infrastructure to full fibre for broadband internet for the residents of the property in view of the withdrawal of copper broadband services. Existing ducting will be used to reach the scheme (so no civils). Once inside, thin cabling run in the wall/ceiling crease and a point of entry box will be fitted above each flat door. Some flats here will be serviced externally; as such the cabling will need to run on the exterior walls to reach these flats. Openreach have tried to minimise visibility as much as possible, by utilising the eaves to hide the cabling and running along drainpipes or following existing cabling runs for example.

Plans and documents considered:

Heritage Statement

Ref: TQRQM26203155349014 - Southcote Lodge Location Plan, dated Jul 26

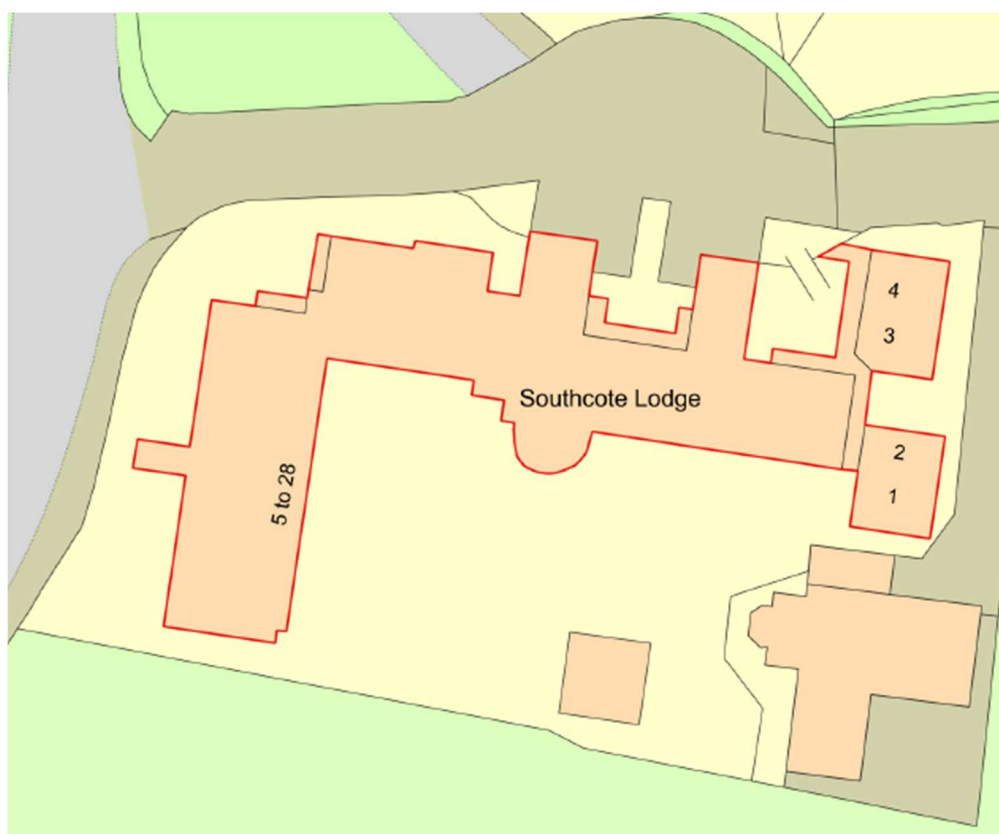
Ref: TQRQM26203155538241 - Southcote Lodge Site Plan, dated Jul 26

RA SM-00291144 WGPR4NON – Design & Access Statement (Route Approval Document) Openreach
Received by the LPA on 22nd July 2026

Email dated 10/08/2026 from Tom Barry at Eris Media

1Survey Annex V2 document - Technical Specification documents detailing Firestopping, Clipping, Trunking, Fibre Cable and electrical box.

Received by the LPA on 10th August 2026



Site Plan



INSTALLATION INFORMATION



1. There are several existing BT ducts, the duct next to main entrance and managers office is proved so survey has been planned from here. COF cable immediately runs through wall into managers office.

2. COF cable runs to UFS1 located on wall of managers office. From here, 1xinvisible cable and 1x24f Mpack feed all flats in block.

3. Invisi 1 runs straight out of managers office at ceiling level and runs towards stairwell.

4. Invisi 1 route to stairwell.



1. Mpack continues around towards rear of building.

2. Mpack continues around towards rear of building.

3. Mpack continues around towards rear of building. Specialist roof slope ladder will be required here.

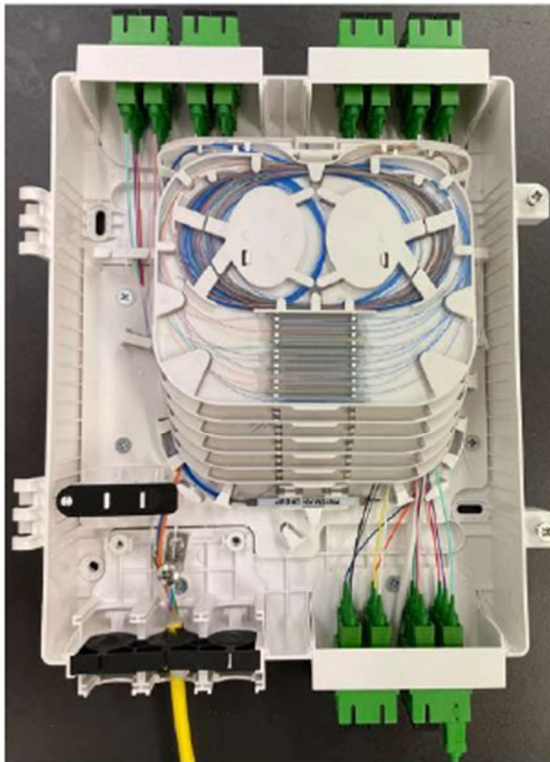
4. Mpack continues around towards rear of building.

Extracts from D&A Statement showing cable routes and terminations. The Installation information will be secured by way of condition.



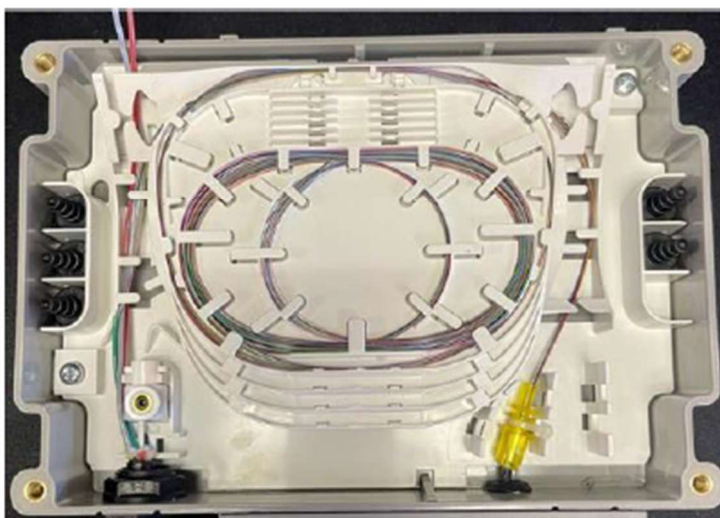
Equipment Sizes

UFS2 Connection Box



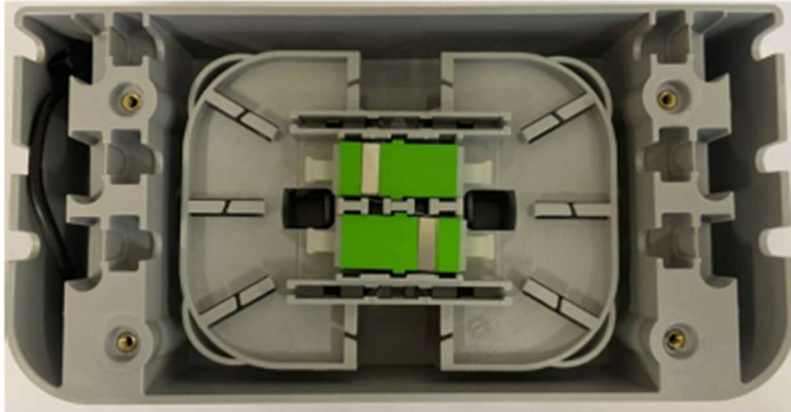
300mm x
235mm

External Transition Box



210mm x
150mm

External POE



190mm x
100mm

Basement Box



210mm x
150mm

Position of Entry (POE)



60mm x 130mm

Examples and specification of Openreach wall-mounted cable boxes and position of entry

Relevant Planning History

Various planning applications over the years include replacement windows, pedestrian access ramps for tenants. No planning history of relevance to this application.

Consultation

Internal

- RBC Conservation Officer

Thank you for your email.

I am happy with the submitted documents.

Could you please add this standard condition to the decision notice?

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: 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.

External

- The planning notice was attached to the lamp post column located on private grounds, in close proximity to the public highway (Burghfield Road) on 18th August 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 proposed wiring is of similar thickness and appearance to that of a phone charging cable. The agent has been considerate to route the replacement cables through existing ducting where possible to minimise damage to the fabric of the listed building. External works will include cables fitted with small colour coded cable clips with guttering, fascia boards and downpipes utilised to conceal the wire and further protect the Listed Building.

Document; 1Survey Annex V2 document provides the technical specification documents detailing Firestopping, Clipping, Trunking, Fibre Cable and electrical box. This document will be secured by way of condition to make sure it is followed by contractors undertaking the works.

Document; RA SM-00291144 WGPR4NON – Design & Access Statement (Route Approval Document) by Openreach. This document will be secured by way of condition to make sure it is followed by contractors undertaking the works.

The proposed works to upgrade the old copper broadband with modern fibre broadband is considered subservient to the overall scale of the Listed Building and is not considered to adversely impact the fabric or the appearance of the historic building and would not harm the special historic character.

The proposed development is considered acceptable and is therefore compliant 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)
MLB (Listed Building Materials to Match)