

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7 OCTOBER 2020

Ward: Katesgrove

App Nos.: 201109/REG3 and 201110/LBC

Address: Katesgrove Primary School, Dorothy Street, Reading

Proposals (same description for both): New boiler flue to East elevation of Henry Building. Replacement buttressing to retaining wall of Henry Building.

Applicant: Education Asset Management, Reading Borough Council

Date received (valid): 6 August 2020

Minor Application 8 week target decision date: 1 October 2020

RECOMMENDATION

201109/FUL: GRANT planning permission.

201110/LBC: GRANT listed building consent.

201109 conditions to include:

1. TL1 three year time limit
2. AP1 plans approved
3. Materials to be submitted (bricks, mortar, strike and enamel paint)
4. Flue controls

Informatives:

1. Positive and proactive requirement
2. Terms and conditions
3. Separate Building Regulations approval required
4. A separate Listed Building Consent is relevant

210110 conditions to include:

1. LB1 three year time limit
2. Plans approved for LBC
3. Materials to be submitted
4. Compliance with submitted schedule of works as set out in heritage statement
5. No other works authorised by this Consent, any further works should be applied for under an LBC or LBC CLP (certificate) as may be required.

Informatives:

1. Positive and proactive requirement
2. Terms and conditions

1. INTRODUCTION

- 1.1 Katesgrove Primary School is a large, three-form entry primary school accommodating approximately 630 pupils. It lies within a dense residential area of predominantly terraced housing and is sited at the North-East crossroads of Pell Street, Elgar Road North, Berkeley Avenue and Katesgrove

Lane. The application site extends to 1.4 hectares and includes a steep escarpment and retaining wall running approximately north-west to south-east through the site. There are two principal heritage school buildings which reflect the history of the school: the 'Trooper Potts Building' was a separate former Boys' school (formerly known as the 'Dorothy Building') and stands on the higher ground towards the east; the 'Henry Building' (Grade II Listed) on Katesgrove Lane, on the west side, is the former girls, boys and infants school. Other buildings within the application site are Katesgrove House (Grade II Listed), a former caretaker's cottage for the Henry Building and a further large structure on the higher part of the site which consists of the current Caretaker's House. The School was subject to a major redevelopment and expansion scheme in 2011-12, which included the demolition of the former dining-hall and replacement with a new dining-hall/teaching building and provided the expansion from 420 to 620 pupils. As the Henry Building is listed, all buildings/structures within the curtilage pre-1948 are also listed.

Location plan (not to scale)



Red squares indicate flue works, orange line shows extent of buttress works

2. PROPOSAL

- 2.1 The proposals seek planning permission and listed building consent for minor works which lie within the school site in the locations indicated above. The proposals consist of the installation of a new boiler flue and chimney adjustments on the rear side of the Henry Building and remedial works to some of the tall buttresses, which provide support to the retaining wall between the two levels towards the south-west of the site.
- 2.2 Supporting information submitted with these applications includes:
-plans and sections; and
-a heritage statement
- 2.3 These applications are being reported to your meeting as these works are being submitted by the RBC Education Department. CIL is not liable for these works.

3. PLANNING HISTORY

- 3.1 The school has extensive planning history. Of most relevance is the following:

Reference	Description	Decision/action
110355/REG3 and 110356/LBC	Demolition of existing dining block, caretakers house and ancillary structures. Removal of existing temporary accommodation. Construction of new four storey teaching and administrative building. Alteration and extension works to Katesgrove House to relocate existing pre-school accommodation. Alterations to Key Stage 1 (Henry Building) including removal of modern extension and external fire escape staircase with works to adjacent walls/structures. Alterations to Key Stage 2 (Dorothy Building) to form new Kitchen and classroom accommodation. Alterations to existing car parking and both vehicle and pedestrian entrances including the relocation of main entrance to Orchard Street. Remodelling of external works to enhance external teaching and play spaces. Provision of associated temporary 1 and 2 storey buildings for decanting of pupils and contractors accommodation.	PERMISSION 20/12/2011 with S106 unilateral undertaking AND CONSENT 14/11/2011 and implemented
181259/LBC	Replacement of doors, fanlights and skylight. (Henry Building).	CONSENT 12/9/2018 and implemented

4. CONSULTATIONS

(i) **Statutory:**

None.

(ii) **Non-statutory:**

RBC Conservation Consultant: The proposed works to the retaining wall would arrest a long-standing structural problem in the wall which would allow the full use of the grounds by the school. The proposed works to the flues are considered to be minimal and would not harm the special interest of the school but would help to ensure the continued long-term use of the school in its current sustainable use.

RBC Environmental Protection: comments awaited.

Public consultation

Site notices were erected outside the application site. There have been no representations received at the time of writing.

5. RELEVANT POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'. Section 66(1), in the determination of applications affecting the setting of a Listed Building, states that: in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.2 The application has been assessed against the following policies:

5.3 National Planning Policy Framework and associated Guidance

5.4 Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of The Historic Environment

5.5 Supplementary Planning Guidance

None relevant.

6 APPRAISAL

6.1 The main issue to be considered in these applications is the suitability of these proposals in terms of their impacts on the character and special architectural interest of the Listed structures.

Buttress works

6.2 The present retaining wall has been substantially altered, although the original bricks are likely to be pre-1948. This is therefore a curtilage listed structure. The applicant has been monitoring the south-western part of the school site for some time, as subsidence has been detected in part of the

Trooper Potts Building and also the retaining wall. Observations have indicated that movement in the school building has halted. However, it has become necessary to repair the buttresses. The works consist of the following measures:

- removal of 11 'modern' buttresses, which appear to be constructed of engineering brick;
- construction of 12 new retaining wall buttresses;
- removal of single skin brickwork (east end of south facing section of wall); and
- repairs and making good to the brickwork and render of the wall.

- 6.3 The proposed works to the listed wall have been instructed by Hampshire County Property Services on behalf of the applicant, who found that a number of modern buttresses had physically 'detached' from the retaining wall section - it is proposed to repair this middle section of wall only. The removal of the 11 brick buttresses would not harm the listed building as these are modern and have detached anyway. The construction of the 12 new buttresses would replace these with the addition of 'tooth-in' of the wall into the brickwork and correct angled bedding plane in the new foundations which will increase the structural support and stability of the proposed buttresses. The removal of the single leaf skin wall is also acceptable, it being a modern addition. Repairs will also be undertaken to the damaged brickwork and render to make them good and improve structural strength, appearance and weatherproofing. Brick choice has not been specified but can be conditioned. The conservation advisor recommends conditions for a sample panel and works to match and make good. In this instance, the requirement for a sample panel is considered to be unnecessary for this utilitarian structure; providing that the applicant is able to specify the brick and the mortar type and the strike used and confirms that these will in all respects match existing. These details have been requested of the applicant, but at present, these are conditioned to be supplied via a pre-commencement condition.
- 6.4 In summary, these works are considered to be minor and localised and will increase the structural stability of the site. Being largely a like-for-like replacement, this part of the proposals raises no amenity issues.

Boiler flue

- 6.5 The Henry Building is considered to be an important building of itself, due to its characteristic 'Proto-Gothic' styling by an eminent local municipal architect (Joseph Morris) and it remains in its original use in generally sound condition and continues to be the most important local building in this part of Katesgrove.
- 6.6 These works concern the rear (east) elevation of the listed building. As a consequence of installing a new boiler system, the previous flue pipe has already been removed, as can be seen from the photo at the end of this report. In its place would be a similar stainless steel flue, with a stove enamelled colour, colour to be agreed. The applicant advises that the supports will be carefully inserted into the mortar, not the bricks. The proposal also involves a reduction in height of some old flues to create an air inlet for the plantroom and the fitting of cowls ('hats') on top. The proposed works to the boiler flues would consist of the cutting down of the existing flues, which are modern, would not affect the building's special

interest and would allow the installation of the modern boilers to comply with existing regulations. The new boiler flue, whilst it would be taller than the existing, is reversible and would allow the school to install the energy efficient boilers and thereby help to ensure the sustainable long-term use of the school.

Other issues

- 6.7 These proposals are considered to raise no significant issues in external amenity terms.
- 6.8 The replacement flue is distant from surrounding residential and other uses and is not expected to result in the need for any further information but the Council's Environmental Protection Team has been consulted and any further issues will be reported to your meeting.

Equalities Act

- 6.9 When determining applications, the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this 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 proposed development/works proposed.

7 CONCLUSION

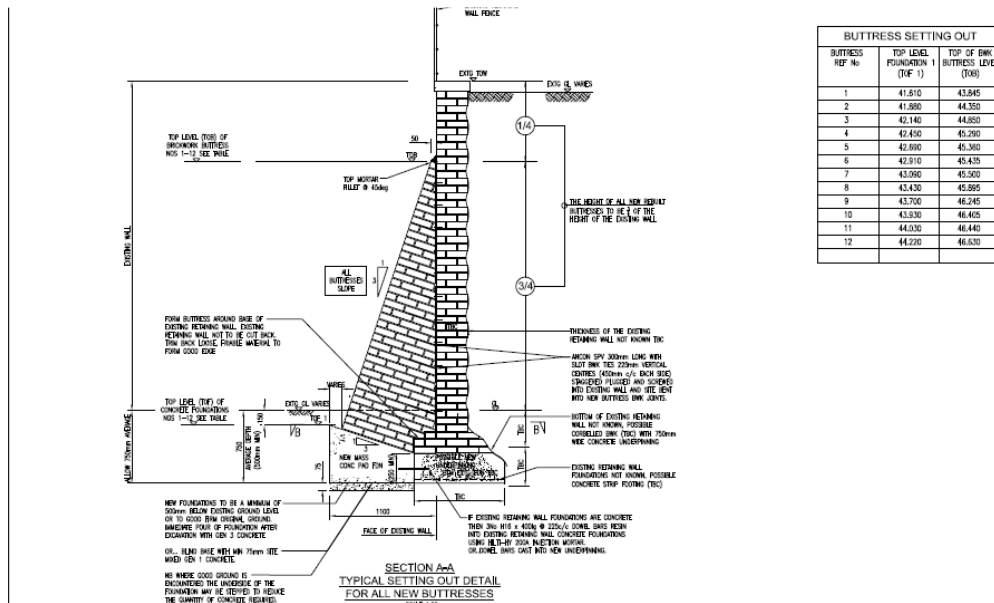
- 7.1 These are minor and suitable works to the heritage school building and an associated wall. The proposals comply with the objectives of Policy EN1. The proposals do not raise any design or appearance concerns and with no significant neighbour/amenity issues identified the proposals comply with policies CC7 and CC8. The recommendation is to grant both planning permission and listed building consent for the proposed works.

Case Officer: Richard Eatough

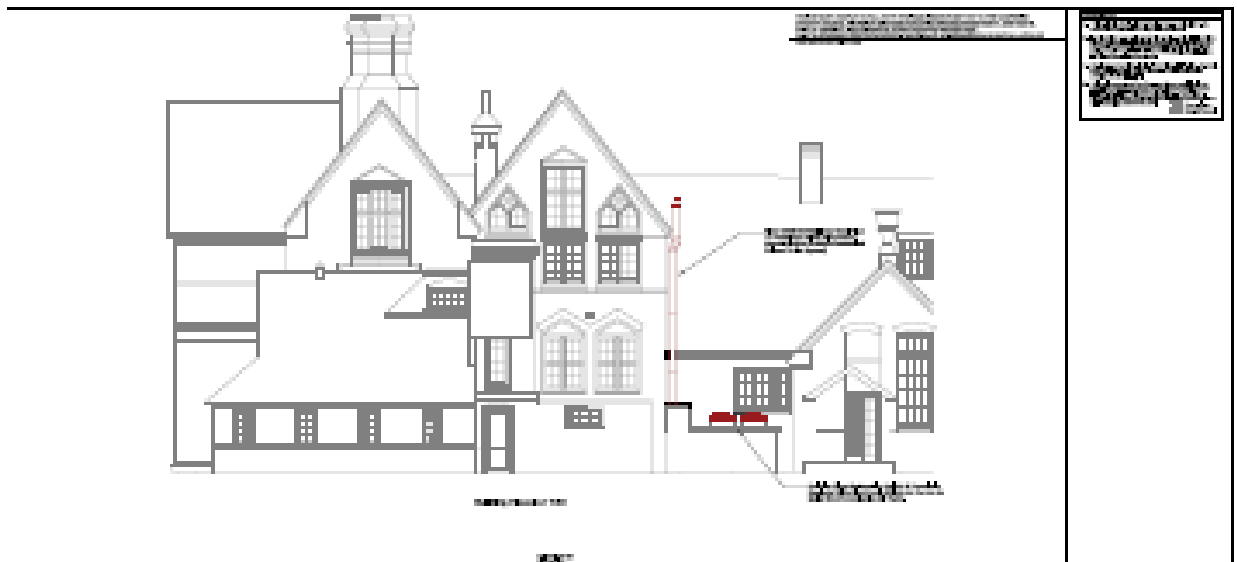
View of school from the south

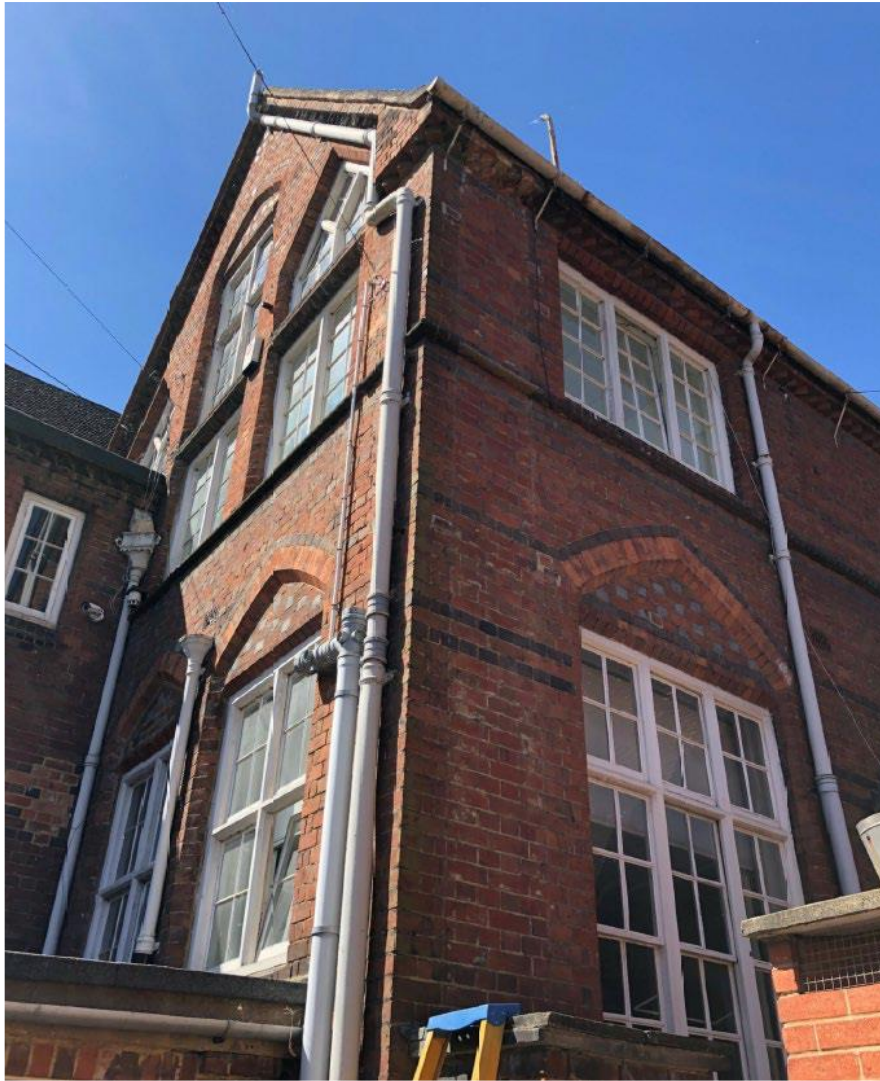


Buttress detail



Location of flues





East Facing Gable, line of former flue just visible on north facing return brickwork



South-facing elevation showing modern buttresses