

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

20 JULY 2022

COUNCILLOR QUESTION NO. 1

Councillor Josh Williams to ask the Chair of the Planning Applications Committee:

Heritage buildings owned by the Council

Will the Chair please tell us what heritage buildings owned by the Council fall into the following categories:

Locally listed buildings

Grade 2

Grade 2*

Grade 1?

COUNCILLOR QUESTION NO. 2

Councillor Josh Williams to ask the Chair of the Planning Applications Committee:

Care and preservation of Council owned heritage buildings

Will the Chair please tell us what Statutory Duties (if any) the Council has to maintain, care, preserve and conserve the heritage buildings that it owns?

If those Duties differ, please could those statutory duties be listed separately for:

Locally listed buildings

Grade 2

Grade 2*

Grade 1?

REPLY to both Questions 1 and 2 by the Chair of the Planning Applications Committee (Councillor Lovelock):

In response to your first question **Heritage buildings owned by the Council**

A list of the Heritage Buildings owned by the Council is at Appendix 1 with the locally listed (LL) reference (ie. those not Statutorily Listed); or otherwise Listed Grade II, Grade II*, or Grade I. There are 5 locally listed buildings, 47 Grade II Listed Buildings, 3 Grade II* Listed Buildings and one Grade I Listed Building.

In response to Question 2 **Care and preservation of Council owned heritage buildings**

The duties upon the Council as landowner are the same as any other landowner. While Listed Buildings are recognised as being of National importance there is no Statutory duty to proactively maintain them and keep them in good order.

However, there are measures or powers that allow the LPA (Local Planning Authority) to intervene when a property is at risk of redevelopment or is being harmed through unacceptable alterations. Below is an overview and is divided into under the headings of Locally Listed Buildings, and (Statutory) Listed Buildings.

Locally Listed Buildings

Of the 22 locally listed buildings (and structures) currently on the Council's Local List, five are Council-owned. LL buildings are not statutorily protected from demolition or alterations, and their legal heritage status is described in policy as Non-Designated Heritage Assets (NDHAs). However, the special (local) importance of the Asset will be a material consideration to any relevant planning proposal (planning application, seeking Prior Approval to demolish, etc.) and would principally be considered under Local Plan Policy EN4, *Locally Important Heritage Assets*.

Statutory Listed Buildings

The majority of controls which LPAs have for preserving Listed Buildings are from primary legislation contained within the **Town and Country Planning (Listed Buildings and Conservation Area) Act 1990** (the LBCA). Under the LBCA, the LPA can serve the following Notices:

- A Listed Building Enforcement Notice under Section 38(1) to put right any damaging works
- A notice of Compulsory Purchase of listed buildings in need of repair under section 47
- A Repairs Notice under section 48; or
- An Urgent Works Notice under sections 54 and 55 specifying those works it considers reasonably necessary for the proper preservation of the building

Other controls available are:

- A Section 215 ('untidy site') Notice under the Town and Country Planning Act 1990. To be used when the condition of a building or land is adversely affecting the amenity of an area, including Listed Buildings or LL buildings, where required, but cannot relate to structural or substantial restoration.
- Powers under Section 77 and 78 of the Building Act 1984 are relevant in relation to dangerous buildings/structures - a Magistrate's Court order can be obtained by the LA to take such steps necessary for making the building safe (however the LA must first consider taking action under sections 47 and 48 or section 54 of the LBCA above).

Appendix 1 Heritage buildings/assets owned by Reading Borough Council

Locally listed buildings owned by the Council:

LL9 Arthur Hill Pool, Kings Road
LL16 Attwells Drinking Fountain
LL17 Kings Road Garden, Kings Road
LL20 Palmer Park Pavilion (and associated building and entrance gates)
LL21 40 Christchurch Road

Statutory Listed Buildings (and structures) owned by the Council:

2 AND 4, BRIDGE STREET, READING	Listing	II
2 AND 4, LONDON STREET, READING	Listing	II
6-10, BRIDGE STREET, READING	Listing	II

BUILDING ON SOUTH EAST CORNER, Yield Hall Lane	Listing	II
Corn Exchange Arcade Entrance, Market Place	Listing	II
KINGS MEADOW SWIMMING POOL, Kings Meadow Road	Listing	II
KITCHEN GARDEN WALLS AND GARDENER'S COTTAGE AT COLEY PARK FARM	Listing	II
Mansion House, Prospect Park, Liebenrood Road	Listing	II
NEWTOWN (Primary) SCHOOL, School Terrace	Listing	II
THE PUMP AND TURBINE HOUSE, Gas Works Road	Listing	II
THE SCREENS HOUSE, Gas Works Road	Listing	II
BATTLE PRIMARY SCHOOL INCLUDING CARETAKER'S HOUSE, FORMER COOKERY SCHOOL, MANUAL INSTRUCTION BLOCK AND BOUNDARY RAILINGS AND GATES, Oxford Road	Listing	II
KEEP AND ATTACHED WALLS AND GATEWAY, BROCK BARRACKS, Oxford Road	Listing	II
ST BARTHOLOMEW'S CHURCH HALL, St. Bartholomew's Road	Listing	II
CAVERSHAM COURT STABLES, Caversham Court, Church Road, Caversham	Listing	II
Nos. 29 AND 31, CAVERSHAM ROAD, READING	Listing	II
Nos. 47-48, KENAVON DRIVE, READING	Listing	II
ANDREWS AND BARRETT FAMILY MONUMENTS, Reading Cemetery	Listing	II
ANGLIAN CROSS, Forbury Gardens	Listing	II
ARCHWAY CONNECTING FORBURY GARDENS TO ABBEY RUINS. INCLUDING RETAINING WALLS FLANKING PATH TO ABBEY RUINS	Listing	II*
CAVERSHAM COURT, Church Road, Caversham	Park and Garden	II
CAVERSHAM FREE PUBLIC LIBRARY, Church Street, Caversham	Listing	II
Caversham War Memorial, Christchurch Meadows, Caversham	Listing	II
CULVERT ON HOLY BROOK RUNNING SOUTH WESTWARDS FROM SU71441/73234 TO 71327/73133 (Bridge Street area)	Listing	II*
ENTRANCE LODGES AND GATES TO CEMETERY, Cemetery Junction	Listing	II
Former School of Art (part of the Town Hall buildings), Blagrove Street	Listing	II
GARDEN WALL TO NORTH AND EAST OF THE ACACIAS, London Road/Redlands Road		
WALL TO GARDEN OF THE ACACIAS, London Road/Redlands Road	Listing	II
MAIWAND MEMORIAL, Forbury Gardens	Listing	II
MONUMENT TO BERNARD LAURENCE HIEATT, Reading Cemetery	Listing	II
OXFORD ROAD PRIMARY SCHOOL, Oxford Road	Listing	II
PROSPECT PARK	Park and Garden	II
Queen Victoria Jubilee Fountain, St. Mary's Butts	Listing	II
RAILINGS TO GEORGE V MEMORIAL GARDEN, Eldon Square	Listing	II
Reading Abbey Ruins	Listing	I
Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	Scheduling	
READING CEMETERY	Park and Garden	II
Reading Museum, part of Town Hall, Blagrove Street/Valpy Street	Listing	II
RETAINING WALLS OF AXIAL EAST WEST GARDEN TERRACE WALK AT CAVERSHAM COURT	Listing	II

RETAINING WALLS TO RAISED WALK TO RIVERSIDE GARDEN PAVILION AT CAVERSHAM COURT	Listing	II
RIVERSIDE GARDEN PAVILION AT CAVERSHAM COURT	Listing	II
SARCOPHAGUS MONUMENT AT READING CEMETERY	Listing	II
SCREEN WALL AT NORTH EAST END OF CAVERSHAM COURT RECREATION GROUND	Listing	II
Shelter at north-east corner of Forbury Gardens	Listing	II
ST ANNE'S WELL HEAD AND DRINKING BOWL, Priest Hill/St. Anne's Road, Caversham	Listing	II
STATUE OF GEORGE PALMER, Palmer Park	Listing	II
The Concert Hall, Blagrove Street	Listing	II
THE FORBURY GARDEN	Park and Garden	II
THE HENRY BUILDING AT KATESGROVE PRIMARY SCHOOL INCLUDING BOUNDARY WALL AND FORMER CARETAKER'S COTTAGE, Katesgrove Lane	Listing	II
THE STATUE OF KING EDWARD VII, Station Road/Forbury Road	Listing	II
TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER	Listing	II*
West Branch Library (now Battle Library), Oxford Road	Listing	II
YEOMANRY HOUSE, Castle Hill/Coley Avenue	Listing	II