

25 June 2025



Reading
Borough Council

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PLANNING APPLICATION REPORT	
Ward	Coley
Planning Application Reference:	PL/25/0197 LBC
Site Address:	5 The Brookmill, Reading RG1 6DD
Proposed Development	Removal of partition wall in master bedroom
Applicant	Mrs Keturah McElroy
Report author	Marcie Rejwerska
Deadline:	10 th July 2025
Recommendations	Grant listed building consent, subject to conditions.
Conditions	<ol style="list-style-type: none">1. Time Limit – Three Years2. In accordance with approved plans3. Any replacement material to match/no other structural work is permitted4. Prior to commencement applicant to submit a statement to detail conservation works to the existing timber beam.
Informatics	<ol style="list-style-type: none">1. Terms2. Pre-commencement conditions3. Building Control4. Complaints about construction5. Positive and Proactive

1. Executive summary

- 1.1. The proposal is to remove a partition wall within the master bedroom which currently forms an ensuite. The ensuite is proposed to be removed to enlarge the existing bedroom. The property is Grade II listed, and the master bedroom has a low timber beam across the room into the existing ensuite. The timber beam is proposed to be retained and revealed by the works.

- 1.2. The proposal is recommended for approval subject to the conditions as outlined above.

2. Introduction and site description

- 2.1. The proposal relates to an internal non-load bearing partition wall. The property is within a larger Grade II listed property. The property originally formed the laundry, coach house and stables (c1610) attached to the west end of the barn building (c1619)

as part of Coley Park Farm. The site as a whole was redeveloped for residential use in the mid-1980s. The official listing reads as follows:

1. *WENSLEY ROAD 5128 Laundry Cottage and stable at west end of barn at Coleypark Farm (Formerly listed as Cottage and Stable attached at west end of Barn under Coley Park) SU 7075 13/99 SU 77 SW 17/99 22.5.57. II GV 2. The Laundry cottage is early C17. 2 storeys English bond brick with later windows, a 3 light casement on 1st floor and small way on ground floor. Door to left. Old tile roof continuous with stable. The stable is early C18. Red brick, Flemish bond with coachhouse. Flanking banded brick piers. Plinth with chamfered stone capping. Door to left, arch with stone key to right with rubbed brick dressings. Raised band above. Some blue bricks. 2 blind windows in single storey extension to right with stone keys, offset eaves courses to slate roof. Returned to west with banded pier to left, 3 blind windows with stone keys and joined to a gabled feature which has flanking banded piers, English bond brickwork and central segmental arched entrance. Above the door is a dates tone (T1619V) and a keyed oculus. Crows stepped fable and upper parts with modern repair.*

- 2.2. The site is not within a conservation area.
- 2.3. The application is required to be determined by Planning Applications Committee as the applicant and landowner is an RBC Councillor.

3. The Proposal

- 3.1. Listed Building Consent is sought for the removal of a partition wall within a master bedroom and associated internal works to remove an ensuite with the purpose of enlarging the master bedroom. There is a low timber beam within this room which runs along the width of the room and through the partition wall.

- 3.2. Documents and plans received:

Design and Access Statement

Location Plan

Block Plan

Received by the LPA on 7 February 2025

Existing and Proposed Floor Plan – Bedroom

Received by the LPA on 23 April 2025

Heritage Statement

Received by the LPA on 15 May 2025

4. Relevant Planning History

PL/16/0243 – Replace dilapidated and rotting soft wood French doors at rear of property with hardwood equivalents. Permission granted.

PL/19/0166 – Approval of details reserved by conditions 2 and 3 of application 160243. Conditions discharged.

PL/19/0741 – Replacement of door. Permission granted.

PL/20/1197 – Replacement of windows. Permission granted.

5. Consultations

5.1 The planning notice was attached to nearby street furniture on 19th May 2025 and left in place for a minimum of 21 days (until 9th June 2025).

No letters of representation have been received.

5.2 Internal consultees:

- **RBC Conservation Officer** – No objections, subject to recommended conditions.

6. Legal context

6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

6.2 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 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).

6.4 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National Planning Policy

National Planning Policy Framework 2024 (amended February 2025)

National Planning Practice Guidance (2014 onwards)

Conservation Principles Policies and Guidance 2008, Historic England

HEAG304 Listed Building Consent, Historic England Advice Note 16, 2021

Reading Borough Local Plan (2019)

Policy EN1 – Protection and Enhancement of the Historic Environment

Local Plan Partial Update

6.5 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 draft of the Local Plan Partial Update was submitted on 9th May 2025.

6.6 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. Officer advice in respect of the Local Plan policies pertinent to this application and listed above is that they remain in accordance with national policy and that the objectives of those policies remains 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'.

7. Appraisal

- 7.1. Policy EN1 states "Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings." Policy CC7 also outlines relevant design considerations.
- 7.2. The proposed works are not considered to pose any harm to the historic value of the site, as the existing partition wall to be removed is not original. Removal of the ensuite will therefore enhance the appearance of the room and restore the original compartmentation (layout) of the Listed Building.
- 7.3. A condition is recommended to secure further details to ensure the existing timber beam is carefully restored during the construction works.

8. Equality implications

- 8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to:
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this application.

9. Conclusion & Planning Balance

- 9.1 As with all applications considered by the Local Planning Authority, this application for consent is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.2 The proposal is considered to bring a minor positive benefit to the heritage asset through revealing of original features. The application is therefore recommended for approval.

Plans

