

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 9 OCTOBER 2019

**Ward:** Caversham  
**App No:** 191205/LBC  
**Address:** Caversham Library, Church Street, Caversham, RG4 8AU  
**Proposal:** Replacement of heating system  
**Applicant:** Reading Borough Council  
**Date validated:** 25/07/19  
**Target Date:** 18/09/19  
**Extended target date:** 11/09/19

### RECOMMENDATION

**GRANT** listed building consent subject to conditions, to include:

1. Time limit for implementation
2. Approved plans
3. Installation as set out in submitted Statement of Works

Informatives to include:

1. Terms and conditions
2. Positive and proactive

## 1. INTRODUCTION

- 1.1 Caversham Library is located on the northern side of Church Street, in the centre of Caversham. The library is a Grade II listed building which dates from the early 20<sup>th</sup> Century, and has been described as being in the 'Free Renaissance style'. The features of the building noted in the listing all relate to the external facades. Caversham Library provides an important service to the local community, open to the public on four days of the week.. The surrounding area comprises a range of commercial uses within the Caversham District Centre.



**Site Location Plan**

## **2. PROPOSALS**

- 2.1 Listed building consent is sought to replace the existing central heating system with a new, more energy efficient and sustainable system. The existing heating system is non-original, approximately 50-60 years old, and has reached the end of its life cycle. Redundant radiators and connecting pipework would be removed to facilitate the installation of the proposal. The remaining surfaces and finishes would be made good where disturbed, with materials to match the existing as closely as possible.
- 2.2 The proposed heating system would comprise the installation of wall-mounted fan convactor heaters at a high level, and steel panel (low surface temperature) radiators to the office, toilet and lobby. A control panel would be installed in the librarian's office. Existing pipework run routes and apertures would be reused where possible. All works would be contained within the building, with external elevations remaining unaffected.
- 2.3 The application is being referred to Planning Applications Committee for a decision as Reading Borough Council is the applicant.

## **3. PLANNING HISTORY**

960917/LBC - Provision of disabled access ramp - Permitted 28/11/96  
960695/LBC - Display of sign - Permitted - 16/12/96  
010420/REG3 - Various external alterations including provision of boundary wall and railings and landscaping - Permitted 18/10/01  
181413/REG3 - Siting of external book drop facility to allow return of library books outside of opening hours - Permitted 17/09/18

## **4. CONSULTATIONS**

- 4.1 Neighbouring owners and occupiers at 32d, 34, 43, 45 and 47 Church Street and 1 Hemdean Road were consulted by letter. A site notice was displayed. No letters of representation were received.
- 4.2 Environmental Protection raised no objection to the proposals.
- 4.3 Reading Conservation Area Advisory Committee did not respond to their consultation.
- 4.4 Reading Borough Council's Heritage Consultant raised no objection to the proposals.

## **5. LEGAL AND PLANNING POLICY CONTEXT**

- 5.1 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 the listed building or its setting or any features of special interest which it possesses.
- 5.2 In accordance with Part 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) where a local planning authority requires listed building consent for the demolition, alterations or extension of a listed building in their area or conservation area consent for the demolition of a building within a conservation area in their area, the authority shall make application to the Secretary of State for that consent.
- 5.3 The application has been assessed against the following policies:

### **National Planning Policy Framework (2019)**

### **Reading Borough Core Strategy (2008, as altered 2015)**

Policy CS33 - Protection and Enhancement of the Historic Environment

### **Emerging Reading Borough Council Local Plan (2019)**

The new Reading Borough Council Local Plan is at an advanced stage. The Inspector's report into the Proposed Modifications has now been received and the new local plan is proposed to be adopted by the Council on 4<sup>th</sup> November 2019. The following policies are of relevance to this application:

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

## **6. APPRAISAL**

- (i) **Effect on the historic character of the listed building and the setting of the heritage asset**
  - 6.1 Policy CS33 of the Core Strategy states that all proposals will be expected to preserve and where appropriate enhance the character and appearance of the area in which they are located. The existing central heating system is dated and has reached the end of its usable life. The current system is not

energy efficient, and due to the inability to control the surface heat of radiators and pipework, now poses a safety risk to library users.

- 6.2 The proposal seeks to upgrade the existing heating system, fit for the modern use and occupation of the library. The proposed system would be more energy efficient, without compromising the heritage asset. The works would be contained entirely within the building, and would have no impact on the historic features of the building. The Heritage Statement advises that where possible, existing pipework runs would be re-used and any making good would use materials to match the existing as closely as possible. The proposals would not cause material harm to the heritage asset or its surrounding and are therefore in accordance with Policy CS33 of the Core Strategy and Policies CC7, CC8 and EN1 of the Emerging Local Plan.

**(ii) Equality**

- 6.3 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

**7. CONCLUSION**

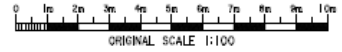
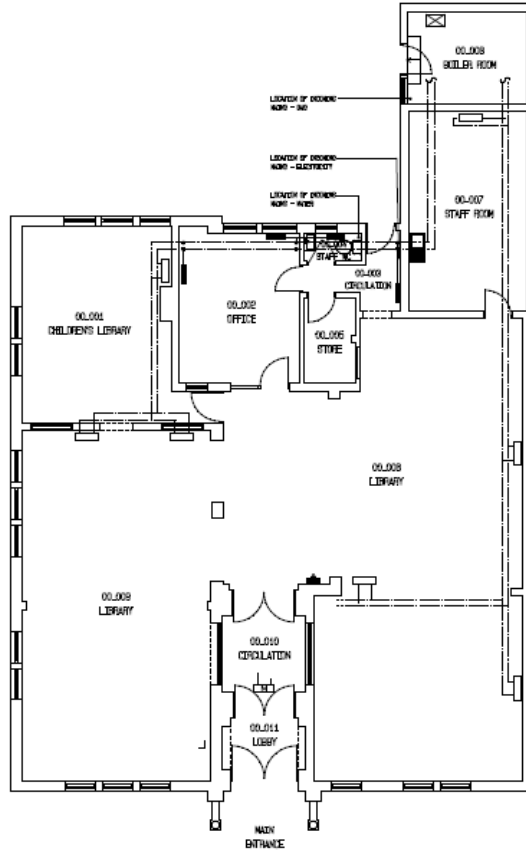
- 7.1 The proposed works are considered to be acceptable in the context of national and local planning policy, and would involve no greater material harm to the fabric of the Heritage Asset, as set out in this report. The application is recommended for approval on this basis.

**Plans considered:**

Planning, Heritage, Design and Access Statement  
Drawing No: 2381/19/002/04 - Proposed Floor Plan

As received 23/07/19.

Case Officer: Tom Hughes



GROSS EXTERNAL AREA = 390.06  
GROSS INTERNAL AREA = 311.80

LEGEND	
	RADI FAN CONVECTOR
	WATER FAN CONVECTOR
	STEEL PANEL RADIATOR
	HIGH LEVEL PIPE
	LOW LEVEL PIPE
	PIPE DROP TO LOW LEVEL
	ROOM THERMOSTAT
	GAS FILLER
HEATING PIPES SHALL BE FROM 15mm TO 50mm IN DIAMETER	

	<b>Reading</b> Borough Council
CORPORATE PROPERTY SERVICES 13 Grosvenor Road, Reading, RG1 2JF - Tel: 0118 307 3394	
Coversham Library, Church Street, Reading RG4 8AU	
Proposed Replacement of Existing Heating System	
LISTED BUILDING CONSENT	
Proposed Floor Plan	
Drawn by:	CRR
Checked by:	
Date:	18/07/2019
Scale:	1:100 (A3 paper)
Drawing No:	2381/19/002/04
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Drawing No: 2381/19/002/04 - Proposed Floor Plan