

Agenda Item 107.

Application Number	Expiry Date	Parish	Ward
222319	21 April 2023	Arborfield Newland	and Arborfield

Applicant	Mr Antonio Neto
Site Address	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG
Proposal	Application for listed building consent for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.
Type	Listed Building Consent
Officer	Brian Conlon
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday 12 th April 2023
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The proposed development relates to the provision of improved sports facilities and car parking arrangements on the site of Reddam School, a co-educational, independent school for children from the age of 3 years to 18 years which is a Grade II* listed building. However, the proposals do not impact or affect the historic core of the building but rather to C20th additions. The proposal is not located in flood zone.</p> <p>Amendments were made during the application to add new brick piers between the Lobby Building and Laundry Building, the double doors leading out of Sports Hall redesigned to be glass panels rather than solid doors and the roof over the Lobby and Offices has been revised to a hipped roof. Further, amendments were requested to the landscaping plans to revise the car park tree pit details, trees were moved to line up with the hedge, tree pit sizes increased to accommodate the rooting system of the trees and low growing meadow mix indicated on the lawns. The amendments addressed the concerns raised by internal consultations and no further objections have been received to these amended plans.</p> <p>A pre-application was received on 17th February 2022 which accepted the principle of the proposal subject to addressing consultee comments which have been included as part of the proposal.</p> <p>Subject to the conditions recommended by the Council’s Built Heritage Officer and Landscape and Trees Officer, the proposed development would not cause harm to the significance of the heritage asset or the conservation area. As such, conditional approval is recommended.</p>

RECOMMENDATION
<p>That the committee authorise the GRANT OF LISTED BUILDING CONSENT subject to conditions</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Grade II* Listed building • Situated within Bearwood Park, a Grade II* Listed Historic Park and Garden. • Sindlesham Conservation Area • Countryside • Thames Basin Heaths Special Protection Area

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision
153230	Application for advertisement consent for nonilluminated signage and flag posts. (Retrospective)	Approved 20/04/2017
202577	Application for Listed Building consent for the proposed removal of an internal wall on the second floor to open up the original corridor and archway, and internal alterations.	Approved 24/11/2020
212872	Application for the Listed Building consent for the proposed of the removal of internal walls and removal of toilets, building of new internal walls, plus existing plumbing to be extended out of the building and a new soil pipe to extend through existing external brick wall plus replacement casement windows and additional high level internal windows.	Approved 15/10/2021

SUMMARY INFORMATION	
Site Area	0.7ha
Existing parking spaces	100
Proposed parking spaces	116

CONSULTATION RESPONSES	
WBC Built Heritage Officer	Recommend conditional approval
WBC Landscape Officer	Recommend conditional approval
WBC Ecologist	No observations made
WBC Drainage	Recommend conditional approval
Historic England	No objection
Berkshire Gardens Trust	No objection
Natural England	No objection

REPRESENTATIONS

Town/Parish Council:

Winnersh Parish Council raised no observations.

Local Members: No comments

Neighbours: None received.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
	NDG	National Design Guide
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Arborfield and Barkham Neighbourhood Plan (April 2020)	IRS4	Protection and enhancement of the historic character of the area.
	AD3	High quality development with generous open space, properly landscaped.
Supplementary Planning Documents (SPD) / other		Borough Design Guide

PLANNING ISSUES
<p>Site Description</p> <ol style="list-style-type: none"> 1. The proposal site is located within the grounds of Reddam House School, Sindlesham, formerly known as Bearwood College. The wider site is a registered park and garden and has a number of Listed Buildings within its grounds, it also forms part of the Sindlesham Conservation Area. 2. The Reddam estate is bound to the east and west by Bearwood Road and Mole Road respectively and to the south by Bearwood Lake and a Golf Course. <p>Description of Development</p> <ol style="list-style-type: none"> 3. The application proposes a new sports hall, replacement swimming pool exterior building and demolition of 3 ancillary single storey buildings plus a low boundary wall. The new sports hall would be built abutting the plant room and existing buildings. The changing rooms would be extended and a new viewing gallery on the first floor overlooking the sports hall. The existing swimming pool is to be

retained with a new building to be built over the pool to replace the existing building.

4. The proposal also seeks to deliver a new car park with 16 parking spaces (and electrical charging points) in the location of a current single storey brick building (adjacent to a mature Yew tree). The car park is proposed to be landscaped with new trees and a surrounding hedge. The proposal also seeks to improve permeability through the site by providing a landscaped walkway connecting the main entrance parking area to the accommodation blocks to the east.

Principle of Development

5. This application specifically seeks Listed building consent. Listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest. The principal acceptability of the current proposals will depend upon their impact on the listed building, which is considered below.

Impact on the Listed Building

6. There is a duty imposed by Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to 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.
7. The National Planning Policy Framework (NPPF) sets out the Government's policy with regards to the Historic Environment. It makes clear 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, and that the more important the asset the greater the weight should be (paragraph 199).
8. The NPPF requires that all harm to heritage significance should be avoided where possible or minimised, and that any remaining harm has clear and convincing justification (paragraphs 195 and 200). Harm to the significance of a designated heritage asset should then be weighed against the public benefits of a proposal in the manner set out in paragraph 202.
9. MDD policy TB24 sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, or park and garden including its setting and views.
10. A Heritage Assessment by Wessex Archaeology has been submitted with this application which discusses the significance of the heritage assets and the impact of the proposal upon them. This concludes that the proposal would not affect any historic fabric and the works are concentrated solely in the setting of the Listed Buildings. There are a number of disused and dilapidated out-buildings which are to be replaced or externally renovated to improve the character of the site and setting of the Grade II* Listed building.

11. The Council's Built Heritage Officer has reviewed the submitted documents and has stated the following:

"The comments below are in response to the amended plans and schedule of materials received by the Council on 15th March. The newly submitted material being made following my comments of 14th March to the revised designs for the new gymnasium and pool buildings. The amended floor plans confirm the retention of the historic gate pier and attached section of boundary wall in their present location and their incorporation within the new buildings. To ensure the protection (during demolition and construction phases) and appropriate manner for retaining in the historic gate pier and section of walling further details would be necessary, which could be dealt with by means of condition if the applications are to be approved.

In terms of the provided schedule of materials for the exterior components of the new buildings, the intended materials appear to be suitable given the context of the historically important Reddam House and its associated historic structures.

In again reviewing the plans for the proposed new gymnasium and pool buildings with respect to the roof and elevation plans it is not at all clear, given the roof forms, especially that of the gymnasium building, as to how water runoff from the roofs is to be achieved. Given the design of these new building the possible need for the addition of guttering and external down pipes could prove visually detrimental. As such it is suggested that details for rainwater management of the new buildings be made the subject of a condition".

12. Overall, it is considered that the proposed development would preserve the special architectural and historic interest of the grade II* Listed Building and its setting, the Sindlesham Conservation Area and the Grade II* Listed Historic Park and Garden. Therefore, the proposal is acceptable. Any less than substantial harm caused by the proposals is considered to be outweighed by the landscape enhancements to the Listed Building's immediate environs which would support the continued long-term use of the Listed building. The proposal therefore complies with the requirements of Section 66 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 and the statutory duties of the Council in this regard have been discharged.

Landscape and Trees

13. Core Strategy Policies CP1 and CP3 require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native – planting as an integral part of any scheme.
14. The proposal results in the loss of 7 trees and as such 11 semi-mature trees will be planted as compensation. The trees proposed to be removed appear to be choked by ivy and the roots are constrained by existing built form and impermeable hardstanding. The proposed trees would benefit from root barriers to direct the roots down to ensure there is a reduced conflict. Full details of the proposed trees

and protection of retained trees is detailed within the submitted Landscape Plan. The application is supported by an Arboricultural Impact Assessment undertaken by Arbtech.

15. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

16. The Council's Landscape and Trees officer has advised that the revised Landscape Plan is acceptable. The Tree Protection information needs to be updated as appropriate and an Arboricultural Method Statement including Tree Protection information is required to be submitted as a condition.

CONCLUSION

17. It is considered, having regard to the points made above, and having due regard for the requirements of Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the proposals would accord with the National Planning Policy Framework, relevant Local Plan Policies and guidance. It is therefore recommended that Listed Building Consent be granted, subject to attaching relevant conditions and informatives.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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 and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1

Conditions / informatives

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 100 and 215 received by the local planning authority on 18th July 2022, 3807/202/F, 3807/204/F, 3807/205/D, 3807/209/F, 3807/211/E, 3807/212/B, 3807/214/F, 3807/216/D received by the local planning authority on 21st February 2023, 3807/203 Rev G, 3807/210 Ref E, 3807/201/Rev G and Proposed Materials Schedule received 15th March 2023 and 3807/150/C received on 29th March 2023. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Historic Gate Pier & Wall Section

Notwithstanding the details submitted prior to commencement of works to strip out and demolish the pool building and adjacent plant (respectively labelled number 1 and 2 on Demolition Plan, drawing 3807/150 Rev. C) until details for retaining in-situ within with the hereby approved development of the historic gate pier and attached section of former historic boundary walling have been submitted to and approved in writing by the local planning authority. Details required are to include:

- Measures to protect the gate pier and associate wall during the demolition and construction phases of the approved development
- Details, including scaled sectional drawings showing how the whole of the existing gate pier and section of original boundary walling are to be incorporated into the new development for the pool building.

Works to demolish the existing pool, plant room structures, and build the new pool building are to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Matching finishes

All external works of alteration to the existing buildings, including the blocking-up of openings and works of making good to the retained fabric, shall be finished to match the adjacent work, regarding the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

5. Rooflight

Notwithstanding the details submitted no works shall be undertaken to replace the roof-light to the flat roof of the two-storey corridor structure along the eastern side of the existing gymnasium building until details for the replacement roof-lights have been submitted to and approved in writing. The replacement of the roof-light shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

6. Rainwater runoff

Notwithstanding the details submitted no works shall be undertaken beyond foundation level for the hereby approved development until details for the management of rainwater runoff from the roofs of the buildings have been submitted to and approved in writing by the local planning authority. The management of rainwater from the buildings shall be undertaken in accordance with the details as approved.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

APPENDIX 2

PLANNING REF : 222319
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 17/08/2022

COMMENTS:

Winnersh Parish Council Planning and Transport Committee made no observations on the application.

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