



Mr Kieran Kintrea
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Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended)

Notice of Decision

Appn. Date: 8th March 2023 **Appn. No.:** 23/00532
Type: **Listed Building Consent**
Proposal: **Consent to reroofing, rasing the pitch of smaller roof elements and to replace rainwater goods and rooflights.**
Location: The Cloisters And St Marys Chapel Eton College Slough Road Eton Windsor SL4 6DL
Parish/Ward: Eton Town Council/Eton And Castle

The Council of the Royal Borough of Windsor and Maidenhead GRANTS LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent. Reason: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.
- 2 The works to the Listed Building hereby permitted shall be carried out only in accordance with the approved plans or specifications listed below. Reason: For the avoidance of doubt and to ensure that the works are carried out are in accordance with the Listed Building Consent hereby approved.
- 3 Prior to the commencement of repair works to the roof, confirmation of the phasing of the works shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved phasing plan. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4 Following the removal of the external roof finish in line with the approved phasing plan (Condition 3), further details of the proposed repair work to the roof structure shall be submitted to and approved in writing by the Local Planning Authority. Details shall include extent of works proposed and where required scaled detailed drawings of the proposed repairs. Reason: To preserve the special interest

of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 Prior to the replacement of the existing lead work within the valley gutters, in line with the approved phasing plan (Condition 3), detailed scaled drawings of the gutter profile and leadwork shall be submitted to and approved in writing by the Local Planning Authority ONLY if different to the existing profile. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6 Prior to removal of the slates, highlighted in pink on the approved plans (Drawing no: 2241-12/01/01 Rev. A), a detailed scaled drawing showing the raised roof pitch shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7 Prior to removal of the existing cement render as highlighted on the approved plans, the methodology for removal shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8 Prior to the application of any new render to the buildings, a sample panel of the lime render shall be made up on site and inspected by the Local Planning Authority Conservation Officer, and details of the agreed new hydraulic lime render mix including product and manufacturer information shall also be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9 Prior to installation, a sample of the new Welsh slate shall be inspected by the Local Planning Authority Conservation Officer on site, and product and manufacturer details of the slate shall also be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10 Prior to installation, details of the roof access system to be installed shall also be submitted to and approved in writing by the Local Planning Authority. Details shall include location of the roof access system installation and relevant fixing to the building/structure, alongside product and manufacturer information. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 11 Prior to installation in accordance with the approved phasing plan (Condition 3), product and manufacturer details of the conservation rooflights to be installed including arrangement where relevant shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details. Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Approved Plan Reference Number(s):

2241-12/00/01 Rev. A - Site Location, version no.: , received on 9th March 2023

2241-12/00/02 - Block Plan, version no.: , received on 2nd March 2023

2241-12/01/10 Rev. A - Proposed Roof Plan (Foundation building), version no.: , received on 9th March 2023

2241-12/01/02 Rev. A - Proposed Roof Plan (St Mary's Chapel and Upper School), version no.: , received on 9th March 2023

Design, Access and Heritage Statement, version no.: , received on 2nd March 2023

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
2. The applicant should note that this approval extends only to the works detailed as part of this application. In the event that the works cannot be implemented without a degree of alteration, the applicant is advised to contact the Local Planning Authority in order to ascertain whether further Consent might be required.

This consent does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01628 796915. THIS CONSENT DOES NOT OPERATE AS A PLANNING PERMISSION, for which a separate application may necessary.

The applicant is advised that all works to which this consent relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

Signed

Dated: 6th October 2023

Adrien Waite

Adrien Waite
Head of Planning