



Reading
Borough Council
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**TOWN AND COUNTRY PLANNING ACT 1990
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) REGULATIONS 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

APPLICATION FOR LISTED BUILDING CONSENT

To: Bluebird Engineering Ltd
46 London Street
Reading
RG1 4SQ

Application No: 221807
Application type: Listed Building Consent

Applicant: Agaram Properties Ltd

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** Listed Building Consent for the following works:

Proposal: Part converting an existing house and 9 flats to 12 flats including extensions to lower ground and ground floors.

At: 27-33 Christchurch Road Reading RG2 7AA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 5 January 2024

SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 27-33 Christchurch Road Reading RG2 7AA

Application No: 221807

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The proposed development, due its scale, design and appearance together with its prominent siting, would result in an overly large, unsympathetic and dominant rear extension which would obscure the rear of the historic building, disrupting its form and legibility, and which fails to preserve or enhance the character and appearance of this heritage asset. The works would also result in the loss of historic fabric which contributes to the significance of the building. The proposals would therefore fail to preserve, and would result in harm to, the special historic character of the Listed Building. As such the proposal is contrary to Policy EN1 (Protection and Enhancement of the Historic Environment) of the Reading Borough Local Plan 2019 and the National Planning Policy Framework 2023.

INFORMATIVES

1. The decision relates to the following drawings and documents:

Site Location Plan A-1000 Rev C

Received 30th August 2023

Existing Landscape Plan A-1200 Rev B

Existing Window Schedule 27 A-1500 Rev B

Existing Window Schedule 29 A-1510 Rev B

Existing Window Schedule 31 A-1520 Rev B

Existing Window Schedule 33 A-1530 Rev B

Existing Window Schedule Lower Ground Floor A-1600

Existing Wall Schedule Lower Ground Floor Plan A-1700 Rev B

Existing Wall Schedule Ground Floor Plan A-1710 Rev B

Existing Wall Schedule First Floor Plan A-1720 Rev B

Existing Wall Schedule Second Floor Plan A-1730 Rev B

Proposed Landscape Plan A-1205 Rev B

Existing and Proposed Lower Ground Floor Plan A-1010 Rev B

Existing and Proposed Ground Floor Plan A-1020 Rev B

Existing and Proposed First Floor Plan A-1030 Rev B

Existing and Proposed Second Floor Plan A-1040 Rev B

Existing and Proposed Roof Plan A-1050 Rev B

Existing and Proposed Front Elevations A-1100 Rev B

Date: 5 January 2024



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Existing and Proposed Lower Ground Elevations and Sections A-1105 Rev B
Existing and Proposed Rear Elevations and Sections A-1110 Rev B Existing and Proposed
Side Elevations and Sections A-1120 Rev B Existing and Proposed Side Elevations and
Sections A-1130 Rev B Listed Building Appraisal and Heritage Impact Assessment
Design and Access Statement
Received 2nd December 2022

2. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice within the agreed time period to determine the application by.

3. Prior to the submission of any future application at the site, the applicant is advised to enter into further pre-application discussions with the local planning authority.

Date: 5 January 2024



SDV

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the decision or such longer period as the Secretary of State may allow.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.