

**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: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 200220
Application type: Listed Building Consent

Applicant: Mr Sucha Singh

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

Proposal: Proposed change of use from C1 use (Guest House of 18No bedrooms) to Sui Generis use as a 'larger' Home in Multiple Occupation - HMO of 18No bedrooms

At: Belle View House 2 Tilehurst Road Reading RG1 7TW

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 29 July 2020



JW
Head of Planning, Development
& Regulatory Services

Application At: Belle View House 2 Tilehurst Road Reading RG1 7TW

Application No: 200220

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. Failing to preserve or enhance the character and appearance of the Listed Building
The Belle Vue Hotel is a Listed Building and identified as a positive feature in the Castle Hill/Russell Street/Oxford Road Conservation Area. The proposed development would not preserve or enhance local distinctiveness and the setting of the Listed Building; it would not preserve or enhance the Listed Building or the contribution that the site makes to the appearance of this part of the Castle Hill/Russell Street/Oxford Road Conservation Area as a whole, and therefore the harm to the significance of the designated heritage asset is contrary to Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019 and Paragraph 193 of the NPPF 2019.

INFORMATIVES

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

Drawing No: Location Plan TR02-10

Drawing No: Block Plan TR02-11

Drawing No: Topo Survey TR02-12

Drawing No: Existing Floor Plans TR02-13

Drawing No: Proposed Floor Plans TR02-14

Drawing No: Elevations TR02-15

Drawing No: Bins and Cycles TR02-BR-16

Received 10th February 2020

Other documents:

Planning, Design and Access and Heritage Statement

Received 10th February 2020

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow Listed Building Consent to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse Listed Building Consent has been taken.

Date: 29 July 2020



JW
Head of Planning, Development
& Regulatory Services

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.