

Ref: 0673

Heritage Statement

17 Castle Street
Reading
RG1 7SB



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Date of Issue

30th November 2021

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Chartered Practice

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Introduction

The Author

Katherine Harrison, the author of this report, is a fully accredited member of the Institute of Historic Building Conservation (IHBC), holds a Masters degree in Building's History from Cambridge University, a Postgraduate Certificate in Historic Conservation from Oxford Brookes University and a Bachelors in Fine Art from Goldsmiths University of London.

Prior to her employment at Janus Conservation, she worked for 7 years as a specialist Conservation Officer advising on all aspects of the management of historic buildings and areas at South Northants District Council.

The Report

This Heritage Statement has been produced to support the planning application and listed building consent for the wall to the rear of 17 Castle Street, Reading.

17 Castle Street is a Grade II* listed building located within the St Mary/Castle Street Conservation Area. The subject of this Heritage Statement, the wall to rear, is not listed in its own right but is attached to the building and is considered to be curtilage listed.

This Heritage Statement establishes the historic development and significance of the structure to inform any future assessment of the impact of the proposed repairs on that significance. It has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF) (paragraphs 194, 195, 197, 199, 201) and local planning policies within the Reading Borough Local Plan ([Appendix C](#)). It also takes account of the relevant Historic England guidance, most notably their best practice guidance document, Conservation Principles (2008 and revised 2017) and Repointing Brick and Stone Walls (2017). The knowledge of the site has been derived from a site visit undertaken by Senior Heritage Consultant Katherine Harrison.



Figure 1: Brick wall to the rear of 17 Castle Street highlighted in yellow

Designated Heritage Assets



Figure 2: The distribution of Listed Buildings in 100m of the site is shown in the aerial map above- the wall is highlighted in purple

The wall is located to the rear of 17 Castle Street which is Grade II* listed 16th century building. As is clear above, the wall is sited within a Conservation Area and is in close proximity to a number of listed buildings. Not all have been identified in the map above, however the highlighted buildings are within 100m of the site.

The Listing Description can be found in Appendix A.

The heritage assets around the site are given in the table and shown on the above plan (Figure 2).

Number on Plan	Name	Designation
1	27 Castle Street	Grade II
2	23 & 25 Castle Street	Grade II
3	21 Castle Street	Grade II
4	19 Castle Street	Grade II*
5	17 Castle Street	Grade II*
6	15 Castle Street	Grade II*
7	13 Castle Street	Grade II
8	11 Castle Street	Grade II
9	9 Castle Street	Grade II
10	7 Castle Street	Grade II
11	3 & 5 Castle Street	Grade II
12	2 & 4 Bridge Street	Grade II
13	6-10 Bridge Street	Grade II
14	Sun Inn	Grade II
15	Church of St Mary	Grade II*
16	10 & 12 Castle Street	Grade II
17	8 Castle Street	Grade II
18	St Mary/Castle Street	Conservation Area

Historic Map Regression

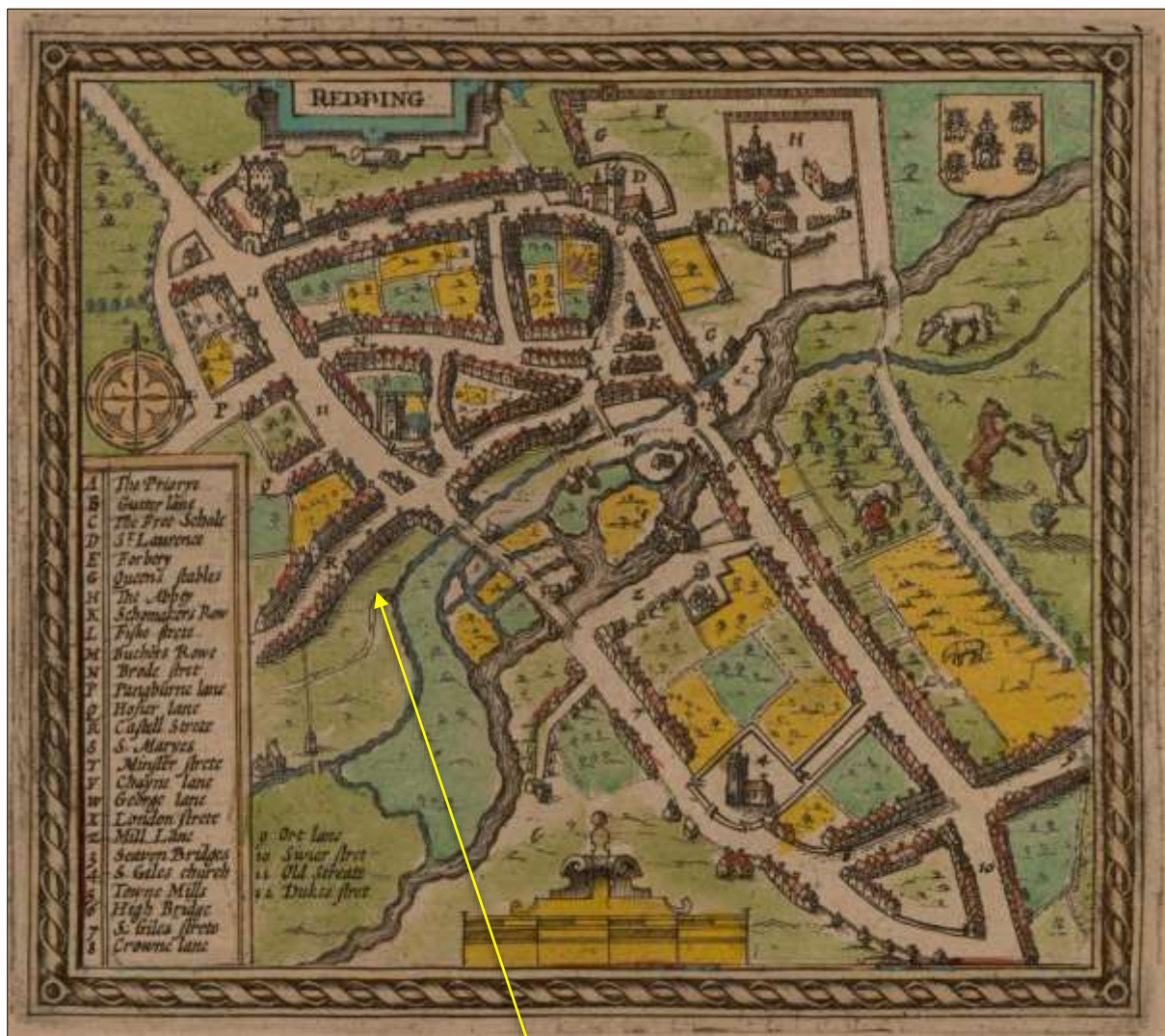


Figure 3: John Speed's Atlas of Great Britain focussed on Reading dated from 1611. Approx location of 17 Castle Street highlighted in yellow

Historic maps are helpful in identifying contextual changes to heritage assets, from the wider landscape scale down to the streetscape level and even to the changes in the footprint of the asset. This all contributes to the understanding of character and significance.

In the case of Reading the early street pattern and the close relationship of medieval church, marketplace and river crossing place can still be traced today in the Market Place/London Street Conservation Area.

The earliest map of Reading, published in John Speed's atlas of Great Britain in 1611, shows that the plan of the town in the early 17th century resembled a triangle with a church roughly at each corner: St Mary's, St Giles', and St Laurence's. The two long roughly north-south sides of the triangle are formed by the two old rivalrous routes mentioned above. The River Kennet, spanned by two bridges (one over each route), flowed through the centre of the town. The northern side of the triangle was Friar Street. The most developed area is shown to be north of the Kennet and west of the site of Reading Abbey. This map identifies and names London Street and Duke Street and illustrates the triangular marketplace beside St Laurence's. A lane branched westward from London Street to St Giles' Church, the precursor of today's Church Street.

The nuclear starting point of the town appears to have started at the bottom of today's Bridge Street where there is a crossing. Towards this crossing place came roads from Oxford, Southampton, Bristol,

and London. The earliest main south-north route followed Southampton Street and Bridge Street to St Mary's Butts where the medieval St Mary's Church still stands.

Reading Abbey was situated on rising ground north of the River Kennet to the northeast of the early river crossing. The growth of the town after the foundation of the abbey stimulated the building of St Laurence's Church which was built to serve the population which grew up around the Abbey.

Gradually the focus of the town moved eastwards and a new marketplace, dominated by St Laurence's Church, replaced the earlier marketplace by St Mary's Butts which had been the nucleus of the town prior to the founding of Reading Abbey.

As the influence of the Abbey grew, the early route along the course of today's Southampton Street, Bridge Street and St. Mary's Butts was rivalled by a south-north road leading directly to the newly established marketplace by St Laurence's Church via a new bridge over the Kennet. This new road followed London Street over the Kennet at High Bridge and led along Duke Street to the Market Place i.e., the backbone of the Market Place/London Street Conservation Area (where 2-4 Kings Road is situated.)

Reading was mostly contained within the medieval limits of the 'triangle' until the end of the 18th century when the town began to expand as a result of improved transport links and industrialization. King Street was formed in 1760 by demolishing the row of houses which had till then divided it into Sun Lane and Back Lane.

The Ordinance Survey Map published in 1875 (Figure 11) shows that extent of development in the centre and surrounding the area has not dramatically altered since the late 19th Century. The later Ordinance Survey maps show that within the historic core development has been contained to the rear of the main street frontages.

Late 19th Century development appears to be focused on the periphery of the historic core and developed in a linear fashion along the historic routes to the town center.

Modern 20th Century development has occurred within the town; there has been piecemeal development within the historic core, where individual plots have been redeveloped. However, the large-scale suburban developments have occurred on the periphery of the town center and enveloping the town

In terms of the immediate context of Castle Street, it is apparent that the historic street pattern and the general pattern of development along that particular street has remained largely unaltered since the mid-19th Century. Infill development behind and surrounding the street has taken place in subsequent centuries

For this heritage statement, a map regression isn't wholly necessary as the wall doesn't not appear to have been erected until the mid-late 19th century. However, for context, the maps below show how little the plot of 17 Castle Street has changed and the how Castle Street as a whole has remained much the same.

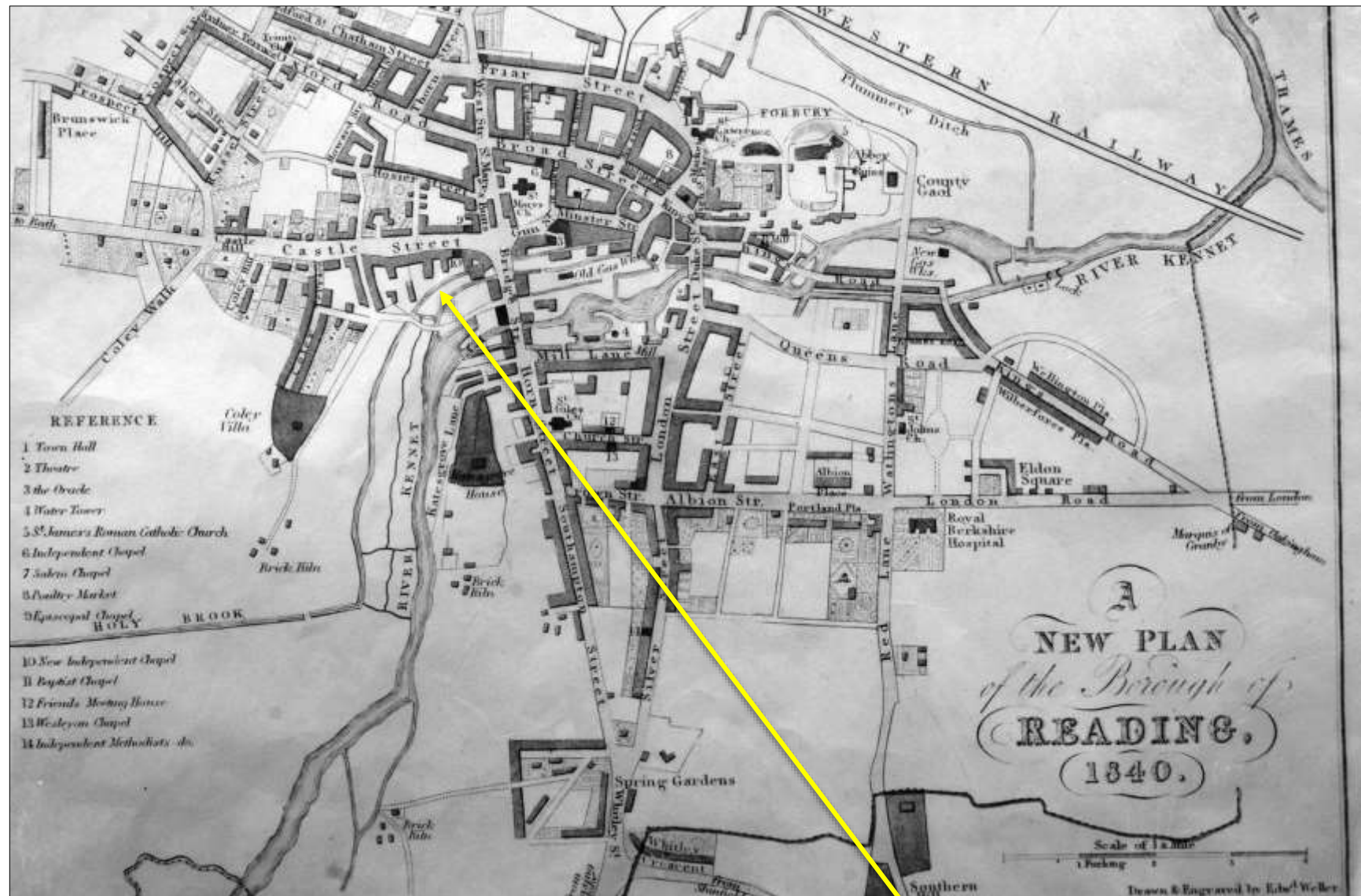


Figure 4: Extract New Plan of Reading Map: Published 1840- Approx. site location is highlighted in yellow



Figure 5: Extract of Ordnance Survey 25 Inch Map: Berkshire XXXVIII 3.13. Revised 1876. Published 1879 - Approx. site location is highlighted in yellow - note the wall has not been built yet however there is a historic culvert that runs down from 6-10 Bridge Street all the way to the rear of 19 Castle Street (highlighted in purple)



Figure 6: Extract of Ordnance Survey 25 Inch Map: Berkshire XXXVII.3-Revised 1898 Published 1900 Approx. site location highlighted in yellow - note this is the earliest map where a wall on site is visible (highlighted in purple)

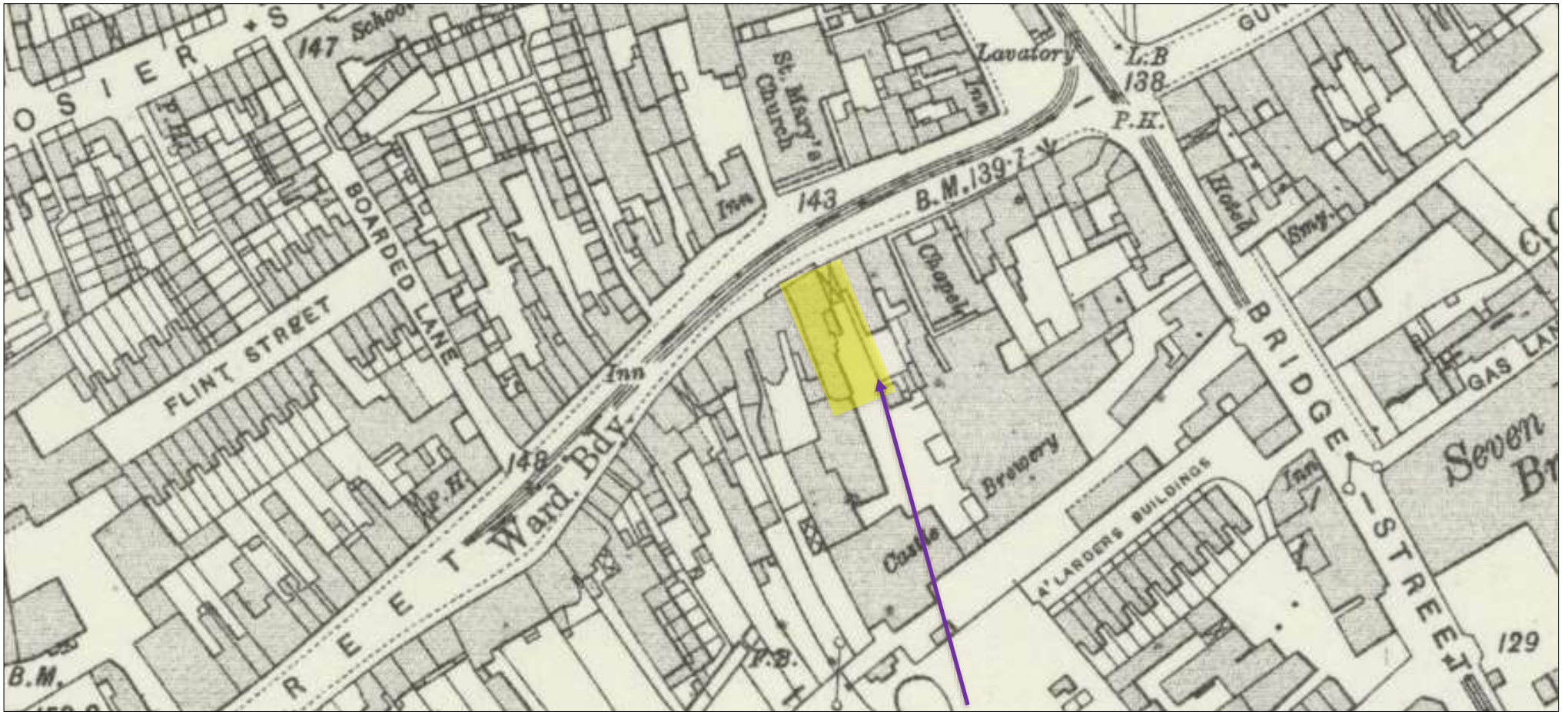


Figure 7: Extract of Ordnance Survey 25 Inch Map: Berkshire XXXVII.NE Revised 1909. Published 1912 - Approx. site location highlighted in yellow - note the wall on site is visible but appears to be associated with 19 Castle Street (highlighted in purple)

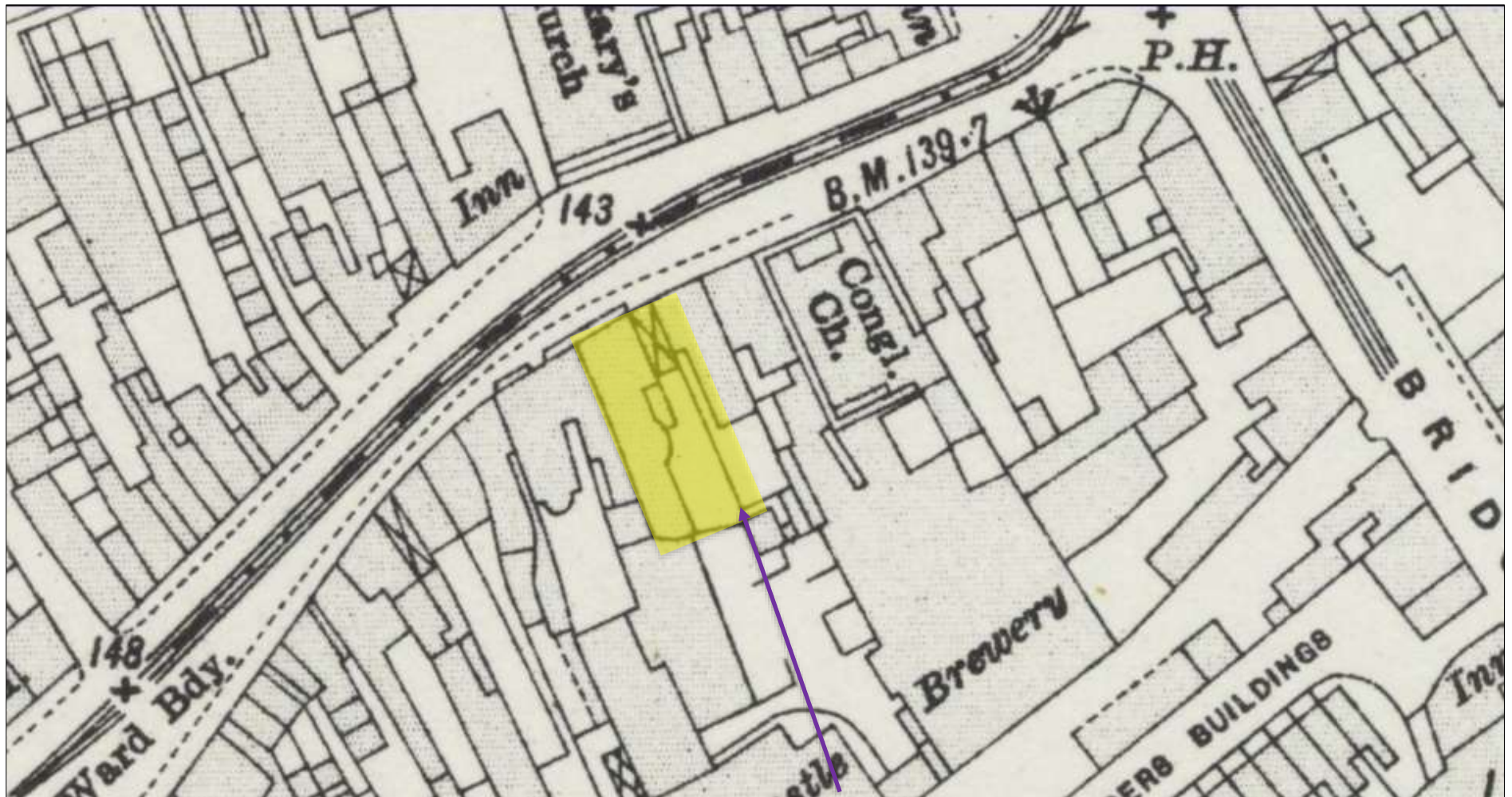


Figure 8: Extract of Ordnance Survey 25 Inch Map: Berkshire XXXVII.3. Revised 1831. Published 1934 - Approx. site location highlighted in yellow - note the wall on site is visible but appears to be associated with 19 Castle Street (highlighted in purple)

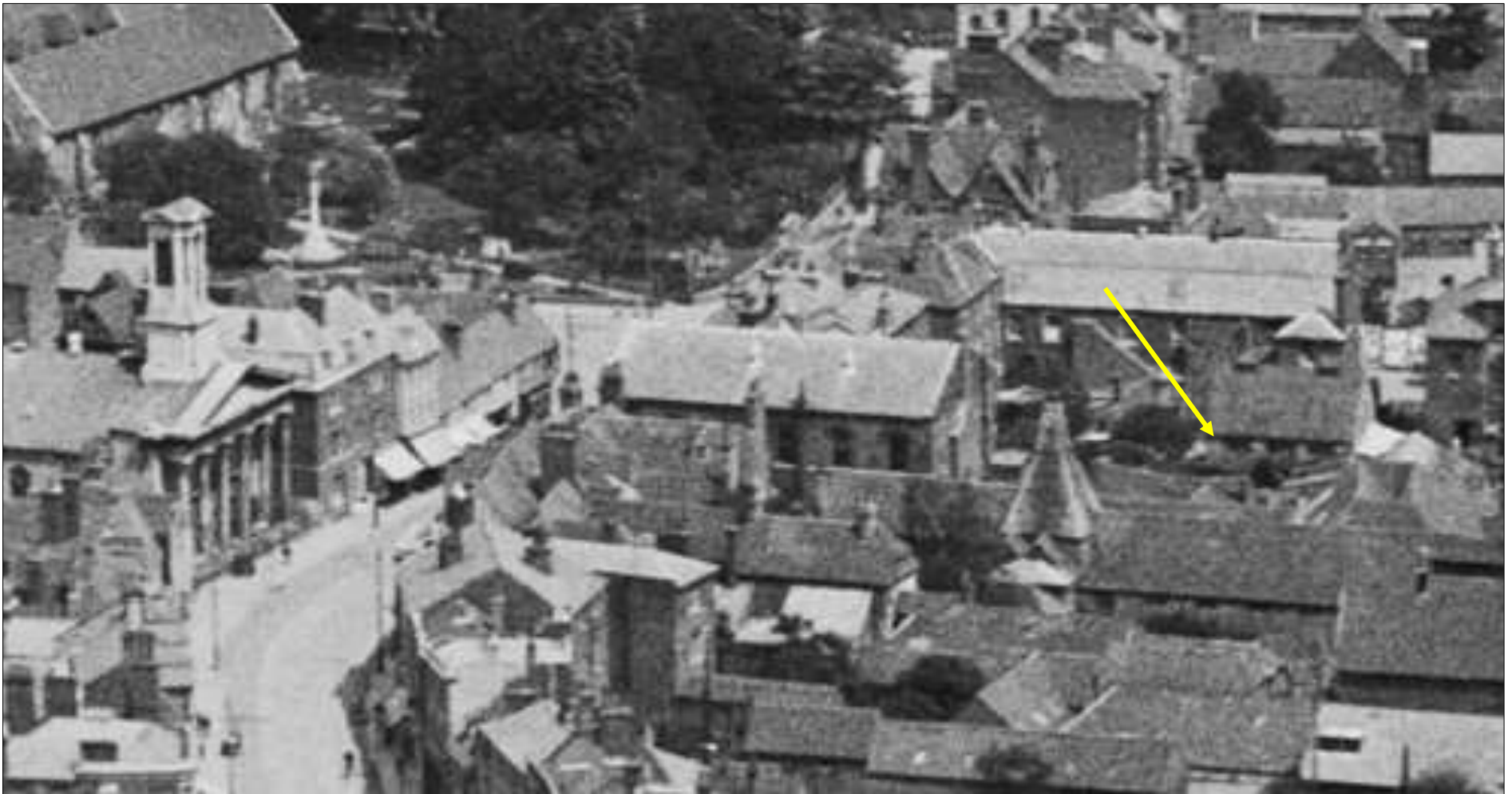


Figure 9: Aerial View over Reading town and Castle Street, Reading, from the south-west, 1920. Approx. location of the wall highlighted in yellow not visible in the photograph

Heritage Appraisal: St Mary/Castle Street Conservation Area



Figure 10: c.1890 photograph of Castle Street - note the width of the street. No. 17 is highlighted in yellow

The St Mary/Castle Street Conservation Area lies at the crossing of two north/south and east/west roads. The character of the area is one of two and three storey buildings built right up the back edge of pavements. This character is reflective of the medieval street pattern illustrated above (Figure 3) as the area is considered to be the original historic core of Reading before the construction of the Abbey.

The character of the conservation area is defined as a tightly knit urban area composed of continuous frontages of two - and three - storey buildings to the back of the pavement edge, fronting streets of varying length and width, with one major public open space, that of St Mary's Churchyard, surrounding the area's major landmark building, having pedestrian links around it to the wider area.

Castle Street is a wide thoroughfare and is one of the main routes into Reading Centre. The buildings along the street do not differ from the general character of the conservation area; most are two and three storeys built up to the pavements edge. As mentioned above, this character is reflective of the medieval street pattern. Whilst the buildings along Castle Street range in age, there are fine examples of buildings dating from the 16th century and there is a consistency to the scale and massing which further defines the historic character of the area.



Figure 11: St Mary/Castle Street Conservation Area - Approx. location of the wall highlighted in purple

Heritage Appraisal: 17 Castle Street



Figure 12: Late 19th/Early 20th Century photograph of the 17 Castle Street highlighted in yellow

No 17 is on the south side of Castle Street, and is attached to No 15, also a Grade II* listed property. Both are three-storey gabled buildings, each storey slightly overhangs the one below; the top storey of both is partly in the roof. The walls are of half-timber covered externally with pebble-dash stucco, and the roof of both is tiled. In their time these houses would have been high status residences built to represent the wealth and standing of their occupants.

No 17, formerly known as Lyndford House is the larger of the two properties having a carriage way on the east side. From a 1923 sale catalogue it is described as a '*freehold Elizabethan residence with factory premises and outbuildings.*' The interior has been altered and modernized, but original features from earlier periods still remain.

In the front is a c.17th century restored wooden entrance porch. During the 1840s and 50s the building was home to Thomas Rickford a retired Royal Navy purser and brewer, who was mayor of Reading 1840-41. Sometime during the early 1850s the house was leased by Thomas Hawkins brewer; he was followed by his son Hugh, and it remained in the family until the end of the century. By 1901 it was the home of Dr Percy Howse.

Before the renumbering of Reading Streets in the 1870s nos. 15 and 17 were 139 and 138 Castle Street respectively. It is this renumbering that gives rise to the common misconception that no 17 was a public house known as the Castle Inn/Tavern which was in fact on the north side of Castle Street and later became no 28.

Nos 15 & 17 are identified in the St Mary/Castle Street Conservation Area Appraisal as making a positive contribution to the historic character and appearance of the area.

Heritage Appraisal: Wall to the rear of 17 Castle Street



Figure 13: Brick wall to rear of 17 Castle Street

The wall to the rear of 17 Castle Street does not appear on the OS maps until the late 19th century and is likely to date from this period. Access to the wall is through the cobbled and paved carriageway to the east of the principal building.

The wall is constructed of brick in a Sussex Bond (similar to a Flemish Bond) with 3 stretchers to every 1 header and is capped off with standard brick coping. It is likely the wall was originally the height of the mid-level buttresses and was extended upwards in the subsequent decades. Therefore, the oldest bricks are most likely those along the bottom courses.

As is evident in the photographs below, the wall has undergone a number of repairs and alterations, some with inappropriate cementitious mortars. As to why the middle section is lower than the rest, it is likely that this was the original height of the wall, and the taller north and south ranges were constructed at a later date. It is unknown why this part was left lower; it may be due to amenity and access to light from the windows of the adjacent property.

In terms of the wall's significance, it is clearly a later addition to the site; 17 Castle Street being at least 300 years older than the wall. By analysing the OS maps, and the history of the building, it would be reasonable to presume that the wall was erected when the property became a private home in the mid-19th century to divide it from the adjacent site.

Therefore, the wall is significant as the evidence of later societal and economic changes to Castle Street and the principal property.



Figure 14: Southern section of the boundary wall - note the various phases of repair and low-level buttresses



Figure 15 &16: Close ups of the southern section of the wall showing the various repairs with different mortar mixes, & significant structural crack



Figure 17: Rear of the southern elevation of the wall - note the full height buttress identified in purple and the low-level buttress in yellow



Figure 18: Middle section of the wall - note the missing buttress, highlighted in yellow, and missing bricks along the lower courses highlighted in purple



Figure 19: Northern section of the wall - note the missing bricks along the lower courses, evidence of efflorescence & open mortar joints where inappropriate cementitious mortar has fallen away.

Critical Assessment

The assessment of significance is based on the characteristic of heritage values as expressed by Historic England in Conservation Principles (2008 Revised 2017), which defines value as 'an aspect of worth or importance...attached by people to qualities of place'. See [.](#) for criteria.

Heritage Value: Evidential	Rating: Low
Explanation: Given the location of the site in the centre of Reading there is potential for archaeology underneath the area however this is not visible on the ground.	
Heritage Value: Historical	Rating: Medium
Explanation: The building is a later 19 th century addition to the site which, whilst illustrating the societal changes of economic demand within the town, does not substantially impact the historic significance of 17 Castle Street and the Conservation Area.	
Heritage Value: Aesthetic	Rating: Low/Medium
Explanation: The wall is constructed of brick laid in a Sussex Bond. It appears to have been built for purpose and as such any architectural detailing, save the coping, is limited. The buttresses along the wall appear to be structural. The material is in keeping with the character of the surrounding designated and non-designated heritage assets; the pallet predominantly being brick, render, with some stone. There is evidence of various repairs across the wall, some not sensitive to its traditional means of construction which is contributing to the decay of certain sections.	
Heritage Value: Communal	Rating: Negligible
Explanation: The wall is to the rear of 17 Castle Street which is part of a privately owned site for commercial employment. There is no communal value.	

Summary of Significance

Based on the above assessment, the wall to the rear of No. 17 Castle Street is considered to be of low/medium heritage significance due to its low/medium historic and aesthetic value and low/negligible evidential and communal value.

The wall, whilst not listed in its own right is considered to be curtilage listed to a Grade II* heritage assets, which reinforces its heritage value. Due to its contribution to the history of the site it should be retained. As such, the future treatment and repair of the wall will need to be carefully considered to ensure that the value of the site as a whole is not diminished by the proposed works.

Appendix A: Historic England Listing

30/11/2021, 22:41

17, CASTLE STREET, Non Civil Parish - 1113413 | Historic England



Historic England



17, CASTLE STREET

Overview

Heritage Category:
Listed Building

Grade:
II*

List Entry Number:
1113413

Date first listed:
22-Mar-1957

Statutory Address:
17, CASTLE STREET

30/11/2021, 22:41

17, CASTLE STREET, Non Civil Parish - 1113413 | Historic England

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1113413.pdf**

(https://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/375273/HLE_A4L_Grade/HLE_A3

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 30-Nov-2021 at 22:41:25.

Location

Statutory Address:
17, CASTLE STREET

The building or site itself may lie within the boundary of more than one authority.

District:
Reading (Unitary Authority)

Parish:

<https://historicengland.org.uk/listing/the-list/list-entry/1113413>

2/3

30/11/2021, 22:41

17, CASTLE STREET, Non Civil Parish - 1113413 | Historic England

Non Civil Parish

National Grid Reference:
SU 71338 73211

Details

CASTLE STREET L 5128 (South Side) No 17 SU 7173 SW 2/51 22.3.57. II* GV 2. C16. 3 storeys. Timber framed with pebble dash stucco. Oversailing upper floors with moulded jetties on carved brackets. 2 gables with cut bargeboards and central pierced finials. Tiled roof. Ground and 1st floors have 2 casement windows with transomed and mullioned frames formed as 10 light projecting rectangular bays on small carved brackets. 2nd floor has small C18 Yorkshire sashes. Off-centre modern door under restored C17 porch with moulded wood cornice and pediment on square posts with segmental arched boards across openings, panelled wood guards each side with ornamental dog-gate. C17 8-panel double yard doors to left with 'porte batarde'. NB. windows have been restored and have modern casements but the frames are mainly original. C16 chimney with 5 tall diamond shafts. Early C19 rails across front. 2 storey later extension to rear and linking timber framed section; to south is a further 3 storey brick building of the early C19, a former warehouse. Cobbled and paved carriage path. Interior rearranged and at askew. Large hall with circa 1700 ramped stair with fat turned balusters and ball newel, uneven screen-arcade at base of stairs. Front room to west retains early C17 ceiling with pendants to moulded joists at junctions and main beam with carved panels. Queen post roof, one of which has C16 or C17 shoe incised on it.

Listing NGR: SU7133773209

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
38792

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)

Appendix B: Significance Assessment Criteria

Historic England in Conservation Principles, Policies and Guidance (2008 revised 2017) identify four principal heritage values:

Value	Description
Evidential	Deriving from the potential of a place to yield evidence about past human activity.
Historical	Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.
Aesthetic	Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	Deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

The National Policy Planning Framework (NPPF) Updated 2021) suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which are essentially the same as the Historic England values. The NPPF also points out that significance derives not only from a heritage asset's physical presence, but also from its setting, being the surroundings in which it is experienced.

Assessing the significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to significant places.

Value / Criteria	Description
Very High Building/site/area of international significance.	Sites, buildings, monuments, or landscapes of international significance and listed on the World Heritage Site List, or other sites, buildings, monuments, or landscapes of comparable quality.
High Building/site/area of national significance.	Listed Buildings Grade I, Grade II*, Conservation Areas (containing very important buildings) Scheduled Monuments, non-designated sites or assets of comparable quality, Registered battlefields, Registered Parks and Gardens Grade I and Grade II*. An aspect (e.g., structure or feature) that strongly contributes to significance.
Medium Building/site/area of national significance.	Listed Buildings Grade II, Conservation Areas, Historic Townscapes, Registered Parks and Gardens Grade II. An aspect (e.g., structure or feature) that makes a moderate contribution to significance.
Low Buildings/sites/areas of regional / local significance.	Buildings and areas of local interest, sites and archaeological remains which are not of national importance, historic landscapes of regional/county importance. An aspect (e.g., structure or feature) that makes a lesser contribution to significance.
Negligible Buildings /Sites / Areas of little or no significance.	Buildings/sites/areas of little or no significance. An aspect (e.g., structure or feature) that has little or no value and therefore does not impact significance, either positively or negatively.
Negative	An aspect (structure or feature) that detracts from the significance of the building.

Appendix C: Local and National Relevant Planning Policies

Legislation

The Planning (Listed Buildings and Conservation Areas) Act (1990) (“the Act”) contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions. Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or its setting 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. Section 72(1) imposes the same duty in respect of a conservation area and directs that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy

The National Planning Policy Framework 2021 (NPPF), the Historic England ‘Planning for the Historic Environment Practice Guide’ and the Historic England Good Practice Advice documents (advice notes 2 and 3) are relevant to the content of this report and the consideration of any application. The government objective is that heritage assets (which includes listed buildings and their settings) should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

National Planning Policy Framework

Chapter 16 ‘Conserving and Enhancing the Historic Environment’. This states that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194 states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on that significance.

Paragraph 195 identifies that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197 sets out that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development makes a positive contribution to local character and distinctiveness.

Paragraph 199 states 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 the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 201 states that where a proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Planning for the Historic Environment Practice Guide (English Heritage, 2010)

Although the NPPF superseded Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy, the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

Paragraph 58 of the Practice Guide and the Historic England Good Practice Notes 2 and 3 advocate the methods of investigating the significance of a heritage asset. In particular it advocates that three steps should be carried out when preparing an assessment including:

- Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the NMR, and other relevant statutory sources of information that would provide an understanding of the history of the place and the value the asset holds for society.
- Examine the asset and its setting.
- Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding.

A number of other steps are suggested as appropriate, subject to the nature of the asset and the proposed works.

In the case of this application the records which have been investigated include:

- The Heritage Gateway.
- The planning records and planning policy Documents held by Westminster Council
- Historic England Website

Historic England Good Practice Advice Notes and Guidance Notes

Advice Note 2 titled 'Managing Significance in Decision-Taking in the Historic Environment' and **Advice Note 3** titled 'The Setting of Heritage Assets' are relevant to the consideration of this application.

Advice Note 2 highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic, and evidential value. The Assessment of Significance at Section 5.0 identifies the value attached to the setting and significance of the surrounding heritage assets.

Advice Note 3 in relation to the impact of development on the setting of listed buildings, highlights the steps which should be taken when assessing the significance of heritage assets. The curtilage, character and context of a heritage asset must be taken into consideration during assessment. This has been carefully considered as part of the assessment provided.

Reading Local Plan Adopted November 2019

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Historic parks and gardens; and
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification,

usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden.

Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

EN3: ENHANCEMENT OF CONSERVATION AREAS

The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:

- Reducing visual clutter caused by negative factors, such as poles and overhead wires,
- satellite dishes or unnecessary street furniture;
- Restoring original building features;
- Removing inappropriate additions or alterations to buildings;
- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;
- Improving signage and street furniture;
- Restoring or re-establishing appropriate paving, railings or walls;
- Sympathetic landscaping and planting;
- Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;
- Signage that reveals and promotes the Conservation Area and its boundaries;
- Interpretation panels to inform the public of the area's historical significance.

Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);
- b. Sensitivity to historic context;
- c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);
- d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.

CR2: DESIGN IN CENTRAL READING

Applications for development within Central Reading should demonstrate the following attributes:

- a. Development will build on and respect the existing grid layout structure of the central area, providing continuity and enclosure through appropriate relationships between buildings and spaces, and frontages that engage with the street at lower levels, and contributing towards enhanced ease of movement through and around the central area;
- b. Development will provide appropriate, well designed public spaces and other public realm, including squares, open spaces, streetscape, utilising high quality and well-maintained hard and soft landscaped areas, and public art, that provide suitable functions and interest, sense of place and safe and convenient linkages to adjoining areas;
- c. Development should consider and, where possible, include ways of providing green infrastructure designed into the development, for instance through roof gardens, green walls and green roofs, to enhance the otherwise very urban environment;
- d. The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site;
- e. Development and any associated public realm should contribute to the diversity of the central area, be capable of easy adaptation over time to meet changing circumstances, and be designed to enhance community safety; and
- f. Development should be designed with consideration of adjacent development sites, and should not prevent or cause unreasonable burdens on the future development of those sites

Appendix D: Planning History

App. No.:	950734	Site Address:	17 Castle Street Reading RG1 7SB
Description:	Replacement front windows on ground and first floor front elevation (Castle Street).		
Received Date:	12/06/1995	Decision Sent Date:	23/04/1996
		Decision Date:	23/04/1996

App. No.:	121658	Site Address:	17 Castle Street Reading RG1 7SB
Description:	Essential fire assessment works; escape stairs repairs/and or replacement; repairs to guttering, some window sills and flashings; other associated minor repairs; installing Emergency lighting system and works to timber beams in basement.		
Received Date:	27/09/2012	Decision Sent Date:	12/03/2013
		Decision Date:	12/03/2013

App. No.:	161841	Site Address:	17 Castle Street Reading RG1 7SB
Description:	New cabling to be installed for phone system. Cables to exit and re- enter the building at a number of points throughout the building although mainly restricted to newer (Nineteenth century) extension.		
Received Date:	28/09/2016	Decision Sent Date:	13/01/2017
		Decision Date:	13/01/2017

App. No.:	190569	Site Address:	17 Castle Street Reading RG1 7SB
Description:	Install a ground floor disabled toilet to meet DDA, with a pull down baby changing bench on the wall to make the toilet practical. Also, the addition of a small tea point, to serve two new accessible meeting rooms and reception, in the hallway next to the toilet.		
Received Date:	04/04/2019	Decision Sent Date:	24/06/2019
		Decision Date:	24/06/2019

App. No.:	211275	Site Address:	17 Castle Street Reading RG1 7SB
Description:	Reconstruction of damaged boundary wall		
Received Date:	04/08/2021	Decision Sent Date:	
		Decision Date:	