

**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: Housing 21
Southcote Lodge, Flat 1
Burghfield Road
Reading
RG30 3NE

Application No: 191396
Application type: Listed Building Consent

Applicant: Housing 21

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

Proposal: Replacement of existing timber sliding sash windows with new white uPVC double-glazed sliding sash windows within existing window openings in Grade II Listed Building (resubmission of 181469).

At: Southcote Lodge Burghfield Road Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 December 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: Southcote Lodge Burghfield Road Reading

Application No: 191396

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The proposed changes would result in substantial harm to the special architectural and historic interest of the Listed Building and features of special interest, notably the windows, contrary to national policy contained within the National Planning Policy Framework (NPPF 2019) and associated national practice guidance and Policies EN1 and CC7 of the Reading Borough Local Plan 2019.

2. This decision relates to the following drawings and documents: 0/6474/18-00

0/6474/18-01

0/6474/18-02

0/6474/18-03

0/6474/18-04

0/6474/18-05

0/6474/18-06

0/6474/18-07

0/6474/18-08

0/6474/18-09

0/6474/18-010

0/6474/18-11

Planning, Design and Access Statement ref. 6474

Reason: to confirm which plans have been refused in this application for consent.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant at length to see if relevant concerns could be resolved to allow consent to be granted. However, that has not been possible and therefore the decision to refuse consent has been taken.

Date: 13 December 2019



Head of Planning, Development & Regulatory Services *RE*

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.