

**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: Jon Spires Architects Ltd.
9 Monks Way
Reading
RG30 3DP

Application No: 190205
Application type: Listed Building Consent

Applicant: Mr T Bolitho

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

Proposal: Internal Alterations to Remove Lower Ground Floor Internal Walls, Alterations to the Existing Stair to provide Additional Balustrading, Construction of Replacement Sanitary Accommodation including Alterations to the Internal Drainage and Addition of a Mechanical Extractor Vent.

At: 43 South Street Reading RG1 4QU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

SFB

Date: 1 April 2019



Head of Planning, Development
& Regulatory Services

Application At: 43 South Street Reading RG1 4QU

Application No: 190205

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REASONS FOR REFUSAL

1. The works to the Listed Building at lower ground floor are considered to amount to an unwarranted and unnecessary intrusion into the Listed Building fabric. Original walls should have remnants that demonstrate the original structure of the building on the lower floor level. This unnecessary intervention is therefore considered to have an adverse impact on this historic asset contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF Core Strategy 2008 (as amended, 2015).
2. The proposed repositioning of the bathroom and resulting addition of an extractor vent is considered to be detrimental to the fabric of the building and its character due to its visible position on the front elevation of the Listed Building. The additional extractor vent is therefore considered to have an adverse impact on this historic asset contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF Core Strategy 2008 (as amended, 2015).

INFORMATIVES

1. This application for consent has been refused on the basis of the following plans and documents:
19.01-104 Existing and proposed floor plans
19.01-100 Location plan
JCGS/19.01/3.1 Design and Access statement, Spires Architects
As received on 5th February 2019
Heritage statement
As received on 12th March 2019
2. The local planning authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow consent to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse consent has been necessary.
3. No pre-application advice was sought with the Local Planning Authority

SFB

Date: 1 April 2019



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before undertaking the work on 11 Castle Street and submitting this application for consent. Please see the following link to the Council's pre- application service here:
http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-pp_Nov_2016.pdf

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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 must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>