

**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: Hives Architects LLP
29 Castle Street
Reading
RG1 7SB

Application No: 182202
Application type: Listed Building Consent

Applicant: Hives Architects

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

Proposal: Installation of extract system using existing window opening to locate an air extract vent. and other minor alterations not affecting the listed fabric of the building at 35 Castle Street, changes relate to the proposed change of use from A1 to A3

At: 35 Castle Street Reading RG1 7SB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 12 February 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: 35 Castle Street Reading RG1 7SB

Application No: 182202

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The works to the Listed Building are considered to amount to an unwarranted and unnecessary intrusion into the Listed Building fabric. No associated planning permission is able to be granted at this time and the accommodation of the equipment proposed is unnecessary, as there is no related change of use application/permission. For reasons of unnecessary intervention into the historic fabric of the Listed Building, the application for Consent is being refused as being harmful to 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:

2751 01 P1 Location plan

2751 02 P1 Ground floor plan

J18061 Kitchen ventilation system

Heritage statement

As received on 17th December 2018

2. The local planning authority has worked positively and proactively with the applicant to advise that the combined planning and listed building consent proposals were not supportable and suggested withdrawal. The applicant has elected not to withdraw hence the issuing of this notice of refusal of consent.

3. For the avoidance of doubt, whilst the flue/vent system is considered to be suitable in terms of its impact on the Listed Building were it to be in association with a valid planning permission, it is not approvable on its own. Moreover, conditions in relation to noise/odour, etc. are not able to be attached to a Listed Building Consent, they would need to be attached to a planning permission, which is not being issued.

Date: 12 February 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 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/>