

**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: Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application No: 180519
Application type: Listed Building Consent

Applicant: Brewdog Bars Ltd

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

Proposal: Retrospective various external and internal alterations, including fascia and projections sign, illuminated menu style sign, painting of the front elevation, metal access ramp cover, CCTV cameras, uplights, cigarette bin and associated works.

At: 11 Castle Street Reading RG1 7SB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 June 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 11 Castle Street Reading RG1 7SB

Application No: 180519

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The fascia sign, fascia board and the projection sign are considered oversized in relation to the Listed Building and out of keeping in design, causing harm to the character of the Listed Building. Due to their predominantly plastic construction, internal illumination, unsympathetic colouring with 'weathered timber' paint effects and overall size of lettering, they cause harm to the special architectural character of the Listed Building and do not respect the building on which they are located in terms of size, location, design materials, colour, lettering and type of text. Further, harm would also be caused to the settings of nearby Listed Buildings, because both the fascia sign and projection sign appear prominent and fail to respond positively to the local context. Accordingly, the retrospective proposal is considered to be contrary to Policy DM22 (Advertisements) of the Reading Borough LDF: Sites and Detailed Policies Document (2012, altered 2015) and Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF Core Strategy (2008, as altered 2015).

2. The repainting of the front elevation to grey is considered detrimental to the character and fabric of the Listed Building and the new paint is already peeling, indicating that the paint is non-breathable and is not suitable to the stonework of the Listed Building. The paint which has been applied is therefore harmful to the building, contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF: Core Strategy (2008).

3. The uplighters which have been attached to illuminate the first floor and above and are considered harmful to the character and setting of the Listed Building and the setting of adjacent Listed Buildings, through unnecessary and intrusive light-spill, and detract from the architectural detail of this and adjacent buildings. Furthermore, the plans submitted do not present uplighters for retention in this application for consent. The lights which have been attached are therefore harmful to the building, contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF: Core Strategy (2008).

4. The style of the retrospectively inserted disabled access ramp at the front of the building is considered to be utilitarian in nature and therefore fails to respect the character or preserve the setting of the Listed Building. The ramp is therefore



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unsuitable for retention, being contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF: Core Strategy (2008).

INFORMATIVES

1. 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.
2. No pre-application advice was sought with the Local Planning Authority 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
3. Where consent has been refused, enforcement action may be taken against any unauthorised works, as may be considered expedient by the Local Planning Authority.
4. This application for consent was not supplied with a suitable heritage statement explaining the suitability of the proposal in relation to the special character of the Listed Building, therefore the proposal fails to describe the significance of any heritage assets affected (paragraphs 128 and 129 of the National Planning Policy Framework (2012) apply).



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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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, 0303 444 5000, or online at [www.planningportal.gov.uk/planning/appeals/online/make an appeal](http://www.planningportal.gov.uk/planning/appeals/online/make-an-appeal).