

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 172206
Application type: Listed Building Consent

Applicant: Mr Ray Fennell

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

Proposal: Erection of two-storey rear extension to accommodate a 1 bedroom flat

At: 18 Russell Street Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE



Date: 23 May 2018

SFB

Head of Planning, Development
& Regulatory Services

Application At: 18 Russell Street Reading

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REASONS FOR REFUSAL

1. The proposed development, due to its detailed design and appearance, would result in an incongruous and unsympathetic rear extension failing to integrate well with the host building and detrimental to the integrity and setting of the listed building within the conservation area. The development would fail to preserve or enhance the special architectural character and appearance of these heritage assets. This would be contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Core Strategy 2008 (altered 2015) and the National Planning Policy Framework 2012.

INFORMATIVES

1. This application was assessed on the basis of the following plans and documents:

Drawing No: Location Plan PL 01

Received 11th December 2017

Drawing No: Proposed Site Plan PL 05

Drawing No: Proposed Plans PL 06

Received 13th March 2018

Drawing No: Proposed Elevations PL 07

Drawing No: 3D Images PL 08

Received 28th March 2018

Supporting Statement

Received 11th December 2018

2. The Local Planning Authority has been positive and proactive in dealing with the application by advising of the issues and concerns with the application. However, the applicant chose not to withdraw the application, hence the issuing of these refusal notices within the agreed time period. Use of the Council's pre-application advice service can avoid the need to refuse planning permission. This scheme was not subject to pre-application planning advice.



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Reading

Borough Council

Working better with you

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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 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).