



THE CORN STORES,
FORBURY ROAD, READING

HERITAGE ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF RARER PROPERTIES LIMITED

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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BUILT HERITAGE STATEMENT

THE CORN STORES, 10 FORBURY ROAD, READING, RG1 1SB

ON BEHALF OF: RARER PROPERTIES LIMITED

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

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CONTENTS:

1.	INTRODUCTION	1
2.	SITE DESCRIPTION AND LOCATION	3
3.	PROPOSED DEVELOPMENT	9
4.	METHODOLOGY	12
5.	PLANNING POLICY FRAMEWORK	17
6.	THE HISTORIC ENVIRONMENT	26
7.	ASSESSMENT OF HARM OR BENEFITS	33
8.	CONCLUSIONS	43

APPENDICES:

APPENDIX 1: CONSERVATION OFFICER COMMENTS	2
APPENDIX 2: PLANNING PERMISSION 93/0739/FD	8
APPENDIX 3: LIST ENTRY	26
APPENDIX 4: LISTED BUILDING CONSENT 01/00983/LBC	29
APPENDIX 5 – PLAN REF: 5954/08 REV. A	37

PLATES:

PLATE 1: SITE LOCATION PLAN	1
PLATE 2: 10 FORBURY ROAD	3
PLATE 3: 1879 MAP	4
PLATE 4: 1899 MAP	4
PLATE 5: 1912-1913 MAP	5
PLATE 6: 19313-1932 MAP	5
PLATE 7: 1956-1957 MAP	6
PLATE 8: 1986-1991 MAP	6
PLATE 9: ORIGINAL GROUND AND FIRST FLOOR LAYOUT PLANS	27
PLATE 10: ORIGINAL SECOND AND THIRD FLOOR LAYOUT PLANS	28
PLATE 11: INTERNAL LOBBY	29
PLATE 12: EXTRACT OF APPROVED PLAN 7334-01-08	29
PLATE 13: VIEW OF GROUND FLOOR	30
PLATE 14: FIRST FLOOR BAR	30
PLATE 15: COLUMN DETAIL	32
PLATE 16: PROPOSED NEW ENTRANCE	34
PLATE 17: REAR ELEVATION AS EXISTING	35
PLATE 18: OUT BUILDING (VIEW FROM REAR OF CORN STORES)	35
PLATE 19: EXTRACT OF APPROVED PLAN REF: 5954/07 REV. E	36
PLATE 20: EXTRACT OF APPROVED PLAN 5954/09 REV. C	36
PLATE 21: ORIGINAL SECOND FLOOR LAYOUT	38
PLATE 22: CURRENT SECOND FLOOR LAYOUT	38
PLATE 23: WEAR ON JOIST AT ORIGINAL HATCH/WINCH LOCATION	39
PLATE 24: EXTRACT OF PLAN REF 5954/08 REV. A	39
PLATE 25: EXTRACT OF PLAN REF: 5954/07 REV. E	40
PLATE 26: EXAMPLE DAMAGED TRUSS END	41

1. Introduction

- 1.1 Pegasus Planning Group have been commissioned by Rarer Properties Limited to prepare a Built Heritage Assessment of the proposed programme of works at The Corn Stores, 10 Forbury Road, Reading, as shown on the Site Location Plan provided at Plate 1.

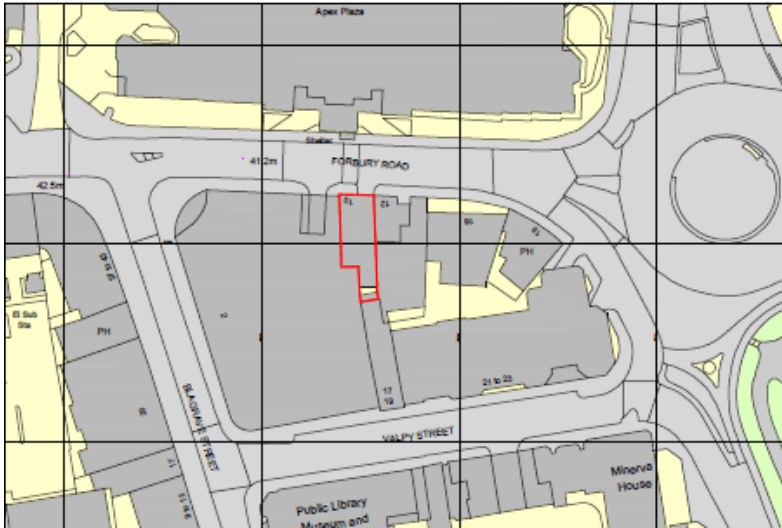


Plate 1: Site Location Plan

- 1.2 The application site comprises the four storey, former Corn Stores public house, located on the southern side of Forbury Road within central Reading. The property is Grade II Listed,

however it is not located within a Conservation Area, nor are there any other directly adjacent Listed Buildings.

- 1.3 This application seeks both Planning Permission and Listed Building Consent for internal and external works associated with the renovation of the currently vacant property, including the installation of a new set of entrance doors, new plant and extraction equipment and demolition of a small redundant building to the rear of the Corn Stores.
- 1.4 This Built Heritage Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 128 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

- 1.5 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 132 to 135 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

¹ NPPF, DCLG, 2012

- 1.6 As required by paragraph 128 of the NPPF, the detail and assessment in this Report is considered to be “*proportionate to the asset’s importance*”.
- 1.7 A pre-application submission was made to Reading Borough Council in January 2018, and whilst a full response has yet to be received, comments from the Conservation Officer have been received and are discussed within Section 7 of this Report. A copy of the Conservation Officer Comments are provided at Appendix 1.

APPENDIX 1: CONSERVATION OFFICER COMMENTS

2. Site Description and Location

- 2.1 The application site comprises the former Corn Stores public house at 10 Forbury Road, Reading. The site comprises a two bay, four storey property of brick construction and stone detailing.



Plate 2: 10 Forbury Road

- 2.2 The property is Grade II listed (as described in detail below) and fronts on to Forbury Road where the only accesses are located. The property is 'land locked' to the east, west and south, by modern office block development which has been constructed over the last 30 years.
- 2.3 There is a small courtyard to the rear of the property, where an outbuilding, which was previously associated with the property to the rear and is not possible to access from the site, is also located.
- 2.4 The property is located to the south of the train station and within easy walking distance of the main commercial centre of Reading.

Site Development

- 2.5 The property was first constructed in 1890 for Walter Parsons Corn Merchants during the development of the wider parcel of land in the late 19th century.
- 2.6 The wider parcel of land has also changed significantly since the construction of 10 Forbury Road, with the majority of the rest of the block being redeveloped and the original buildings demolished and replaced with modern office buildings which now surround the building on three sides.

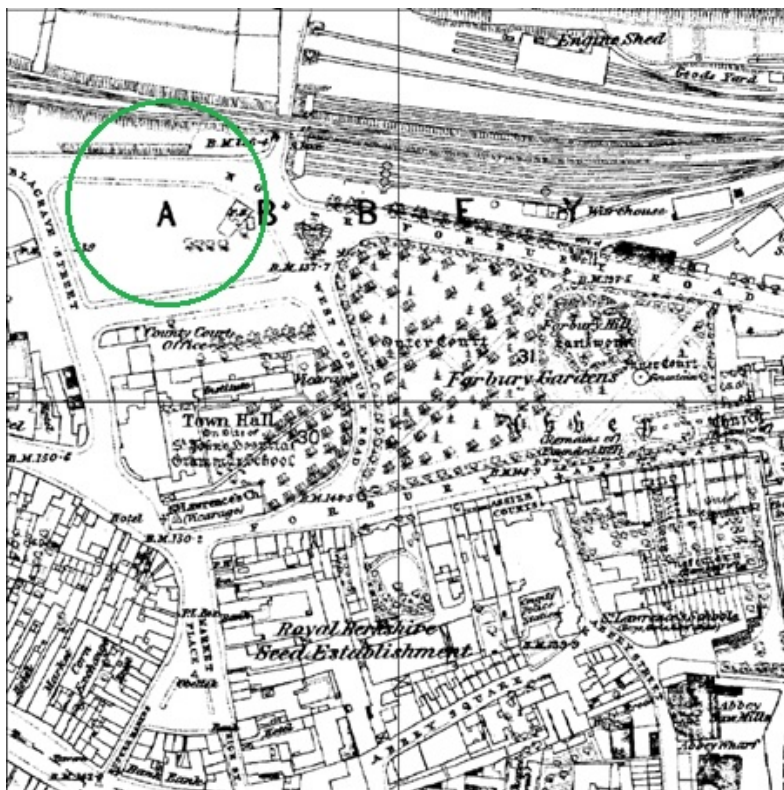


Plate 3: 1879 Map

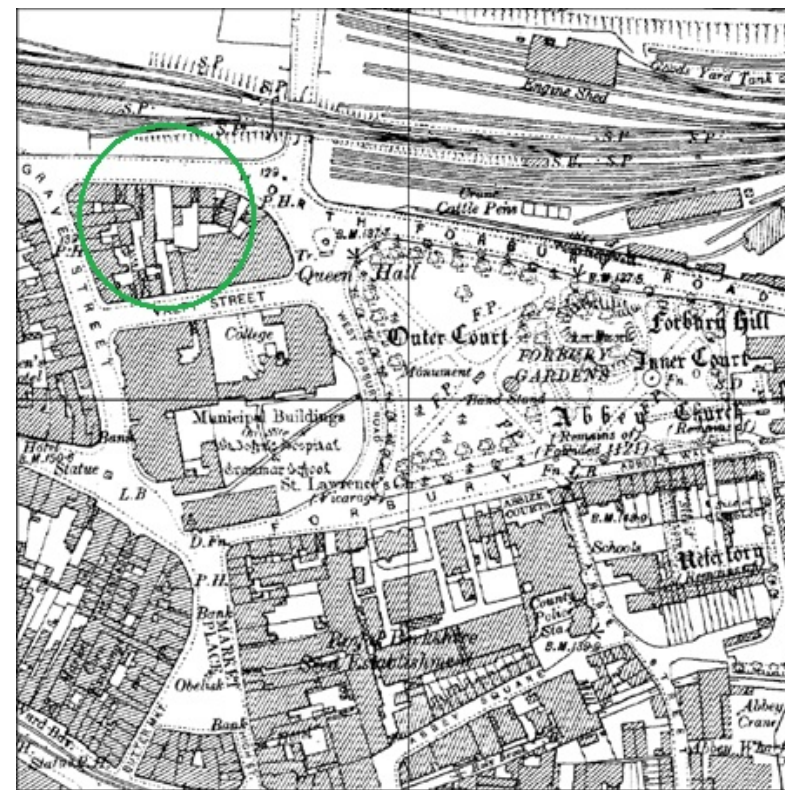


Plate 4: 1899 Map

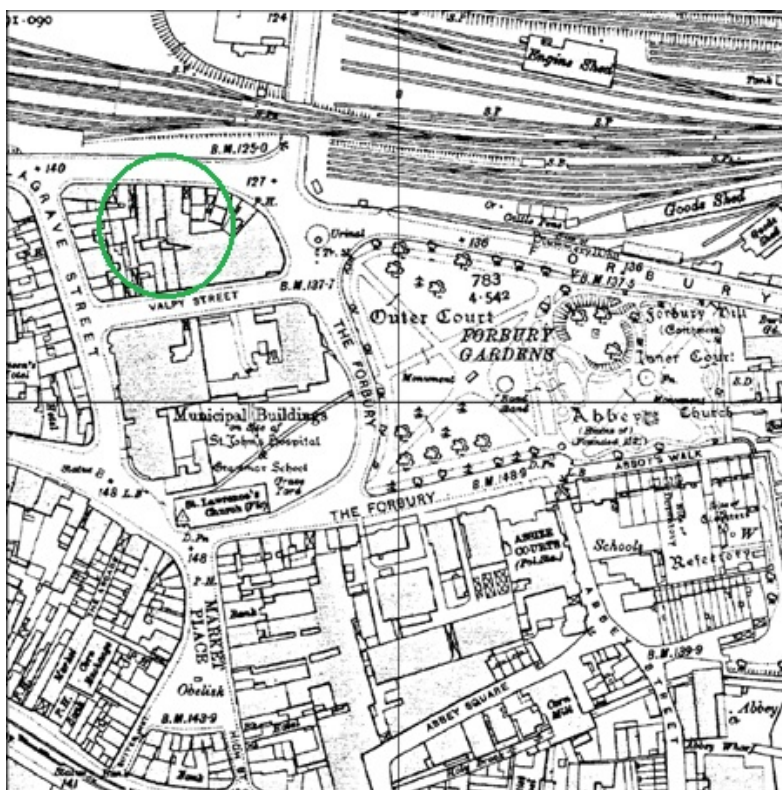


Plate 5: 1912-1913 Map

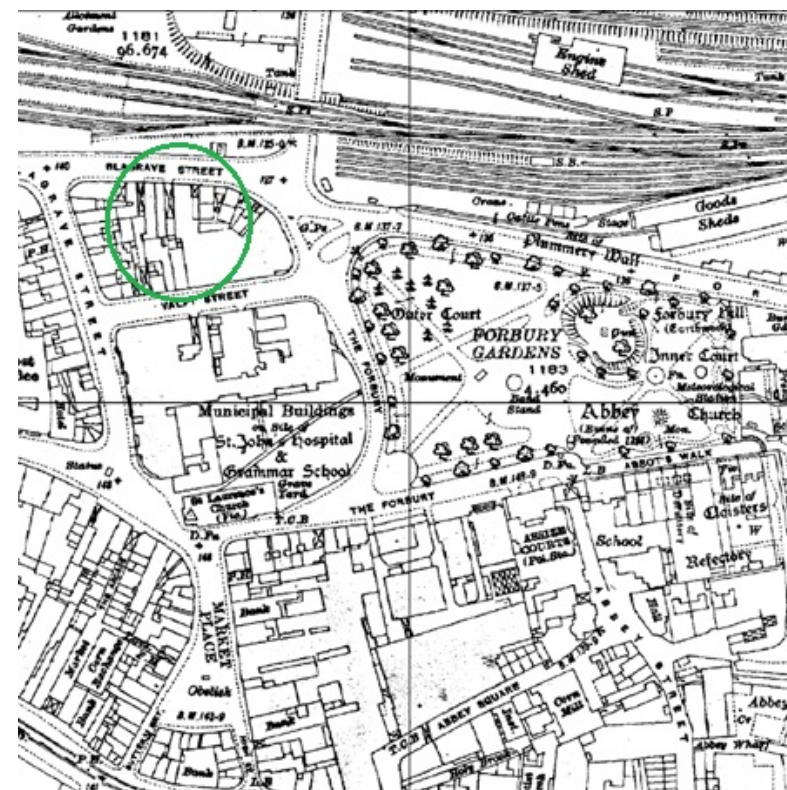


Plate 6: 1931-1932 Map



Plate 7: 1956-1957 Map

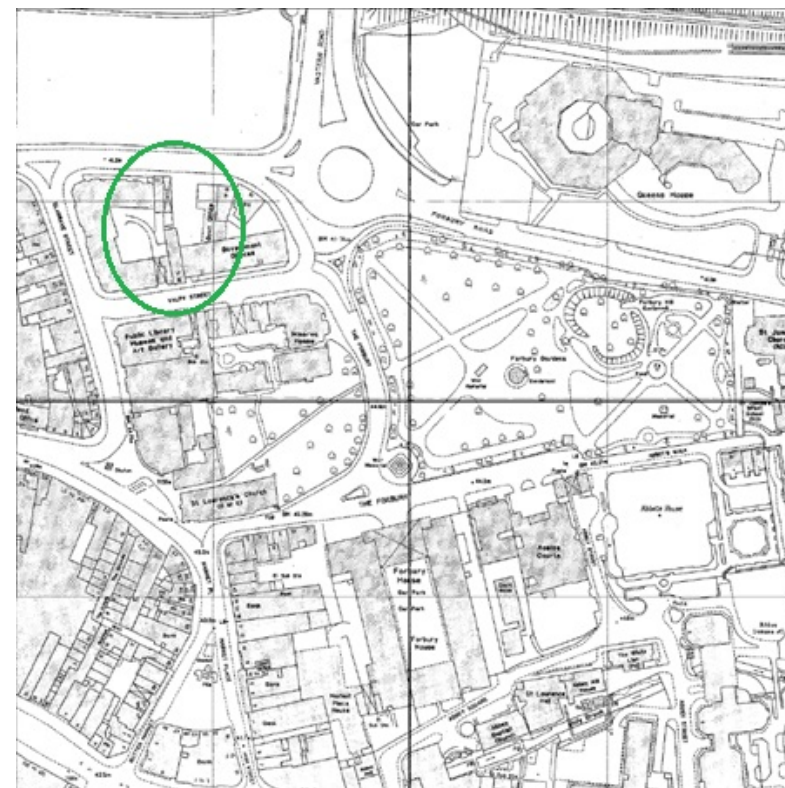


Plate 8: 1986-1991 Map

Planning History

- 2.7 Whilst the historic mapping described above indicates the development of the local area, a review of the recent planning history records held online by Reading Borough Council has also indicated a number of applications which are relevant to the current proposals, as follows:
- 2.8 **900198** – Use of premises as Class B1 (section 53 determination). Approved 22nd March 1990.
- 2.9 **930173** – Planning Permission for the change of use to Class A3 with ancillary accommodation. Approved 30th March 1993.
- 2.10 **93/0739/FD** – Planning Permission for alterations to shop front and new single storey extension to the rear. Approved 2nd March 1994.
- 2.11 **93/0920/LBC** – Listed Building Consent for change of use to public house with ancillary accommodation. Internal alterations including forming of new stairwells. New shopfront. Single storey rear extension. Approved 2nd March 1994.
- 2.12 **940752** – Face fixed block lettering and cartouche. Projecting hanging sign. Amenity boards. Signwriting to gates. Decals to windows. Approved 4th July 1994.
- 2.13 **940751** – Removal of existing signs. Fixing of new signs to advertise new business on the premises. Approved 4th July 1994.
- 2.14 **01/00983/LBC** – Listed Building Consent for changes to lobby area to provide separate entrance to ground floor. Alterations to ground floor bar and second floor kitchen layout. Decorative changes to first floor restaurant area. Approved 4th September 2001.
- 2.15 **011296** – Painting on west facing wall of restaurant name. Change to picture on existing hanging sign. Approved 25th October 2001.
- 2.16 **010128** – Painting of west facing flank wall with base coat and hand painted sign. Fixing of sodium lamps to illuminate sign. Change to image on projecting hanging sign. Approved 25 October 2001.
- 2.17 **010592** – Installation of cartouche and individual letters. Approved 6th February 2002.
- 2.18 **010206** – Installation of cartouche and individual letters. Approved 6th February 2002.
- 2.19 **07/00935/LBC** – Listed Building Consent for replacement signage. Approved 17th June 2008.
- 2.20 **07/00934/ADV** – Advertisement Consent for replacement signage. Approved 17th June 2008.
- 2.21 **12/01456/LBC** – Listed Building Consent for rebuilding of unstable pediment at the top of front wall. Approved 14th November 2012.
- 2.22 It is clear that the building was subject to an extensive refurbishment following the 1994 permissions and this should;

form the baseline for any future redevelopment proposals, copies of the approved plans for which are provided at Appendix 2.

APPENDIX 2: PLANNING PERMISSION 93/0739/FD

3. Proposed Development

3.1 The application seeks both Planning Permission and Listed Building Consent for a programme of internal and external works associated with the refurbishment of the property at 10 Forbury Road, Reading. The property will be retained as public house.

3.2 The full schedule of works is as follows:

External Works

- **Installation of new uplighters on front elevation;**
- **Installation of new planters on front elevation;**
- **New swan neck lamps to be installed in existing locations on front elevation;**
- **Installation of new menu board and light to front elevation;**
- **Installation of new glazed screen and entrance door;**
- **Refurbishment of existing shopfront and widows on front elevation;**
- **Removal of existing air conditioning condenser on rear elevation and replacement with three new air conditioning condenser units on rear elevation;**
- **Installation of new enlarged/raised gutter on roof;**
- **Replacement of existing flues and extraction**

vents;

- **Replacement of glazed roof panels;**
- **Demolition of rear outbuilding; and**
- **Construction of new bin store area.**

Internal Works

Ground Floor

- **Removal of existing modern lobby and stairs and construction of new lobby and staircase;**
- **Removal and replacement of existing modern partitions to form new toilets and bar areas;**
- **Installation of new bar;**
- **Removal of existing suspended ceiling and installation of new plasterboard ceiling at original level;**
- **Installation of new plant and extraction;**
- **Refurbishment of existing floor finishes; and**
- **Redecoration throughout.**

First Floor

- **Replacement of staircase;**
- **Removal of modern partitions and installation of**

- **new partitions to form staircase lobby,**
- **Installation of new bar;**
- **Installation of new plant and extraction;**
- **Refurbishment of floor finishes; and**
- **Redecoration throughout.**

Second Floor

- **Removal of existing modern partitions and non-load bearing brick partitions;**
- **Extension of staircase to provide access to third floor;**
- **Removal of existing winch for relocation;**
- **Installation of new partitions to form stair lobby, stores and kitchen;**
- **Installation of new plant and extraction;**
- **Refurbishment of floor finishes; and**
- **Redecoration throughout.**

Third Floor

- **Removal of modern partitions throughout;**
- **Installation of new stair;**
- **Relocation of winch equipment;**
- **Installation of new bar area;**

- **Structural repairs to trusses;**
- **Installation of new partitions to form staff facilities;**
- **Installation of new plant and extraction;**
- **Refurbishment of floor finishes; and**
- **Redecoration throughout.**

3.3 The proposals are detailed on the following plans which form the application package and which this assessment considers:

- **Site Location and Block Plan ref: J000696-A0-00;**
- **Survey Ground Floor Plan ref: J000696-A1-00;**
- **Survey First Floor Plan ref: J000696-A1-01;**
- **Survey Second Floor Plan ref: J000696-A1-02;**
- **Survey Third Floor Plan ref: J000696-A1-03;**
- **Demolition – Ground Floor Plan ref: J000696-A1-04;**
- **Demolition – First Floor Plan ref: J000696-A1-05;**
- **Demolition – Second Floor Plan ref: J000696-A1-06;**
- **Demolition – Third Floor Plan ref: J000696-A1-07;**
- **Existing & Proposed Roof Plan ref: J000696-A2-04;**

- **Listed Building Plan – Ground ref: J000696-A2-05;**
- **Listed Building Plan – First ref: J000696-A2-06;**
- **Listed Building Plan – Second ref: J000696-A2-07;**
- **Listed Building Plan – Third ref: J000696-A2-08;**
- **Existing Shopfront Elevation ref: J000696-A4-00;**
- **Proposed Shopfront Elevation & Visual ref: J000696-A4-01;**
- **Proposed Shopfront Close Up Visual ref: J000696-A4-02;**
- **Existing and Proposed Rear Façade Elevation ref: J000696-A4-03;**
- **Kitchen Layout ref: 0000/002(A1);**
- **Proposed HVAC Layout ground & First Floor ref: 6088/M/01 rev. A;**
- **Proposed HVAC Layout Second & Third Floor ref: 6088/M/02 rev. A;**
- **Proposed HVAC Layout Rear Elevation ref: 6088/M/03;**
- **Roof Trusses Defects and Repairs ref: 1801-06-RD-01;**
- **Ground Floor Structural Details ref: SK01;**

- **First Floor Structural Details ref: SK02;**
- **Second Floor Structural Details ref: SK03; and**
- **Third Floor Structural Details ref: SK04.**

3.4 Section 7 of this report presents an analysis of the harm or benefits of the proposed development shown on the above plans on the identified heritage assets discussed at Section 6.

4. Methodology

- 4.1 The aims of this Built Heritage Assessment are to assess the heritage significance of the Listed Building as a designated heritage asset, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

- 4.2 A site visit was undertaken by Pegasus Group on 14th September 2017, during which the Site and its surrounds were assessed. A further site visit was undertaken on 22nd February 2018 with Jonathan Mullis, the Council's Conservation Officer when the initial proposals were discussed in detail, and which resulted in a number of changes to the development proposals, now assessed here.

Sources

- 4.3 The following key sources have been consulted as part of this assessment:
- **The National Heritage List for England;**
 - **Archival sources held at the Berkshire Record Office and Historic England Archives, Swindon; and**

- **Aerial photographs and satellite imagery.**

Assessment of significance

- 4.4 In the NPPF, heritage significance is defined as:

“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.”

- 4.5 Historic England's Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment² (henceforth referred to as 'GPA 2: Managing Significance') gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, GPA 2: Managing Significance also advocates considering the four types of heritage value an asset may hold, as identified in Historic England's Conservation Principles³; **evidential, historical, aesthetic and communal**. These essentially cover the heritage 'interests' given in the glossary of the NPPF, which comprise archaeological,

² Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

³ English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

architectural, artistic and historic interest.

- 4.6 *Conservation Principles* provides further information on the heritage values it identifies:

Evidential value: the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset, but gives a particular resonance through association with a notable family, person, event or movement.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or

through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

- 4.7 Significance results from a combination of any, some or all of the values described above.

- 4.8 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

- 4.9 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴

- 4.10 Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may contribute to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁵

- 4.11 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

⁴ NPPF Annex 2

⁵ Ibid

4.12 It is also important to note that whilst a physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative. This was recently considered in a High Court Judgement⁶ where it was concluded that:

“The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a broad meaning, which is capable of extending beyond the purely visual”.

Assessing change through alteration to setting

4.13 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*⁷ (henceforth referred to as *GPA 3: The Setting of Heritage Assets*), particularly the checklist given on page 11. This advocates the clear articulation of ‘*what matters and why*’.

4.14 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess ‘*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*’. The guidance includes a (non-exhaustive)

check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, land use, accessibility and rarity.

4.15 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to ‘*maximise enhancement and avoid or minimise harm*’. Step 5 is to ‘*make and document the decision and monitor outcomes*’.

4.16 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

4.17 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 132 of the

⁶ EWHC 1456, *Steer v. Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council*, 2017.

⁷ Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

NPPF comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and heritage assets demonstrably of equivalent significance to Scheduled Monuments, as identified in paragraph 139 of the NPPF;

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 132 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the Government's Planning Practice Guidance as *"buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets"*⁸.

4.18 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

4.19 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and

articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

4.20 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013⁹ that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"; and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

4.21 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this¹⁰. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.

4.22 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*. Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or

⁸ DCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20140306, Revision date: 06 03 2014)

⁹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

¹⁰ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

beneficial to the significance of an asset that matters.

4.23 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating 'what matters and why'. Of particular relevance is the checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

4.24 It should be noted that this key document states that:

“setting is not itself a heritage asset, nor a heritage designation”¹¹

4.25 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

4.26 With regards to changes in setting, *GPA 3: The Setting of Heritage Assets* states that “conserving or enhancing heritage assets by taking their settings into account need not prevent change”.

4.27 Additionally, it is also important to note that, as clarified in the Court of Appeal¹², whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

¹¹ Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (paragraph 9)

¹² *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061 (04 November 2016)

5. Planning Policy Framework

- 5.1 This section of the Statement sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 5.2 Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.
- 5.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 5.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case¹³, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

- 5.5 Recent judgement in the Court of Appeal¹⁴ (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134, see below), this is in keeping with the requirements of the 1990 Act.
- 5.6 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

¹³ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

¹⁴ Jones v Mordue Anor (2015) EWCA Civ 1243

National Policy Guidance

The National Planning Policy Framework (March 2012)

- 5.7 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in March 2012. This replaced the previous suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars, including those related to heritage, with a single streamlined document. The NPPF needs to be read as a whole, and is intended to promote the concept of delivering sustainable development.
- 5.8 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 5.9 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to

plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 5.10 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'dimensions' to sustainable development: an economic role, a social role, and an environmental role. The presumption is key to delivering these ambitions, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 14 of the NPPF and reads as follows:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- **local planning authorities should positively seek opportunities to meet the development needs of their area;**
- **Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:**

- o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- o specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- **approving development proposals that accord with the development plan without delay; and**
- **where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:**
 - o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - o specific policies in this Framework indicate development should be restricted.”

5.11 However, it is important to note that footnote 9 of the NPPF applies in relation to the final bullet of paragraph 14. This provides a context for paragraph 14 and reads as follows:

“For example, those policies relating to sites protected under the Birds and habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.” (our emphasis)

5.12 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

5.13 The NPPF also sets out 12 no. core planning principles for delivering sustainable development. For the purposes of this Statement, particular regard should be had to the tenth core principle, which identifies at paragraph 17 of the NPPF that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”

5.14 Heritage Assets are defined in Annex 2 of the NPPF as:

“A building, monument, site, place, area or landscape meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)”

5.15 The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation¹⁵” (our emphasis)

5.16 As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting¹⁶”

5.17 Section 12 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 129 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”

5.18 Paragraph 131 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- **The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- **The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- **The desirability of new development making a positive contribution to local character and distinctiveness”**

5.19 With regard to the impact of proposals on the significance of a heritage asset, paragraph 132 is relevant and reads as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites should be wholly exceptional”

¹⁵ NPPF, Annex 2

¹⁶ IBID

5.20 In the context of the above, it should be noted that paragraph 133 reads as follows:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and**
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and**
- the harm or loss is outweighed by the benefit of bringing the site back into use”**

5.21 Paragraph 134 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”

5.22 With regards to non-designated heritage assets, paragraph 135 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

5.23 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

5.24 As set out later in this Statement, it can be demonstrated that the proposals would serve to preserve the historic and architectural interest of the Grade II Listed Building. Thus, both Planning Permission and Listed Building Consent can and should be granted as per the requirements of paragraphs 186 and 187 which state that:

“Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development...Local authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local

planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

National Planning Guidance

- 5.25 The Department for Communities and Local Government (DCLG) launched the planning practice web based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 5.26 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 5.27 The PPG has a discrete section on the subject of ‘Conserving and enhancing the historic environment’ which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals¹⁷”

¹⁷ PPG, paragraph 009 (ID: 18a-009/20140306 revision date 06.03.2014)

- 5.28 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting¹⁸.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

¹⁸ PPG, paragraph 017 (ID: 18a-017-20140306 revision date 06.03.2014)

5.29 With regard to design the PPG states at paragraph 02 that:

“Good design should:

- **ensure that development can deliver a wide range of planning objectives**
- **enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being**
- **address the need for different uses sympathetically¹⁹.”**

5.30 Paragraph 23 goes on to explain how to consider buildings and the spaces between them and reads as follows:

“Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:

- **layout – the way in which buildings and spaces relate to each other**
- **form – the shape of buildings**
- **scale – the size of buildings**

¹⁹ PPG, paragraph 02 (ID: 26-002-20140306 revision date 06.03.2014)

²⁰ PPG, Paragraph 23 (ID: 26/023/20140306 revision date 06.03.2014)

- **detailing – the important smaller elements of buildings and spaces.”²⁰**

Emerging National Guidance

5.31 On 5th March 2018, the Government published its Draft revised National Planning Policy Framework for consultation²¹. This document incorporates policy proposals previously consulted on, as well as additional proposed changes to planning policy set out in the Budget 2017. The document reiterates that the purpose of the planning system is to “*contribute to the achievement of sustainable development*” which includes the objective of protecting and enhancing the historic environment.

5.32 Section 16 of the draft document relates to ‘Conserving and enhancing the historic environment’ and remains largely unchanged from the previous policy guidance set out within the 2012 NPPF. Clarification has however been made as to the status of World Heritage Sites, in that they are recognised internationally for their Outstanding Universal Value and that this forms part of their significance and should thus be taken into account (paragraph 182). Additionally, paragraph 189 seeks to clarify that when considering the impact of a proposed development on a designated heritage asset, great weight should be given to the asset’s conservation irrespective of whether the potential harm to its significance amounts to ‘less

²¹ Draft revised National Planning Policy Framework, DCLG, March 2018

than substantial harm' or 'substantial harm or total loss' of significance.

- 5.33 Until such time as the 2012 NPPF is formerly superseded, the text and policy guidance set out within the Draft revised National Planning Policy Framework will be considered a material consideration in the determination of applications for Planning Permission or Listed Building Consent.

Local Planning Policy

- 5.34 Planning applications within Reading Borough are currently considered against the policy and guidance set out within the adopted Core Strategy and Sites and Detailed Policies Document

Core Strategy

- 5.35 The Core Strategy was adopted in January 2008 in order to set out the planning strategy for the Borough. The Core Strategy was altered and subsequently adopted on 27th January 2015.

- 5.36 Policy CS33 sets out the strategic Policy Guidance in relation to the protection and enhancement of the Historic Environment and reads as follows:

“Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:-

- **Listed Buildings;**
- **Conservation Areas;**
- **Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.**

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.”

- 5.37 The Core Strategy goes on to confirm that this will be delivered through the development control process.

Sites and Detailed Policies Document

- 5.38 The original adoption of the Sites and Detailed Policies Document in October 2012 followed the adoption of the Core Strategy in 2008, and contains detailed policies to help guide decisions on planning applications, as well as identifying a number of sites and areas for different purposes.

- 5.39 Section 9 of the Document relates to the Built and Natural Environment, and it confirms that there are no specific detailed policies within the document as “*national planning policy provides an appropriate framework for considering proposals for development that affects historic assets in Reading²²*”, and that

²² Paragraph 9.1.9, Sites and Detailed Policies Document, Reading Borough Council, October 2012

“the historic environment is addressed strategically by Policy CS33²³”.

Local Plan Policies with regards to the NPPF and the 1990 Act.

5.40 With regard to Local Plan policies, paragraph 215 of NPPF states that:

“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

5.41 In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within Paragraph 134 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF Paragraph 135) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

5.42 In this case, although policy CS33 is of relevance, it was adopted prior to the inception of the NPPF, and as so the weight which can be attributed to the policy will be determined by its consistency with the policy guidance set out within the NPPF. Since the above policy does not allow for a balanced judgement to be undertaken by the decision maker, the policy not

considered to reflect the guidance within the NPPF and therefore considered to be out of date. Thus, the weight which can be attached to it in the decision-making process is limited.

5.43 This interpretation of the requirements of the NPPF has been accepted by a number of Appeal Inspectors and also ratified by the Secretary of State in their consideration of the Appeal by Gallagher Estates Ltd at Land South of Gallows Hill/West of Europa Way, Warwick ²⁴with regards to the Local Plan policies adopted prior to the publication of the NPPF.

²³ IBID

²⁴ PINS ref: APP/T3725/A/14/2229398

6. The Historic Environment

- 6.1 As set out above, the application site is a Grade II Listed Building, although is not located within a Conservation Area, nor within the setting of any other Listed Buildings. The significance of the Listed Building will be discussed as follows.

10 Forbury Road

- 6.2 The property at 10 Forbury Road was added to the statutory List on the 5th November 1993, at Grade II, with the following description:

“Corn merchant's warehouse. Built in 1890 for Walter Parsons, corn merchants. Purple brick with yellow brick and ashlar dressings; slate roof with parapeted gable to front. PLAN: Rectangular plan with carriageway through left side and office on right with front entrance and loading bay behind; and with three storage floors above. EXTERIOR: 4 storey 2-bay gabled north front. The ashlar ground floor has panelled pilasters and segmental arches to office front on right, with panelled and glazed door and 3-light window with overlights above and carriageway on left with plank double doors. Storeys above with moulded brick stringcourses at floor and cill levels and the two bays divided by brick pilasters corbelled at top with ball finials flanking the gable [one ball missing]. Wide 4-light mullion-transom windows with segmental arches. Plain red brick rear elevation with sash windows. INTERIOR: The floors are supported on timber joists with iron beams and iron columns. Collar truss roof

with struts. The office has glazed and boarded screen to carriageway. Simple ladder stairs in corner to each floor. Hoist hatch over carriageway and through floors above. Machinery includes winch mechanism on first floor, threshing machine on second floor and hoppers on third floor.”

- 6.3 A full copy of the List Entry is provided at Appendix 3.

APPENDIX 3: LIST ENTRY

- 6.4 Originally constructed as corn stores, the property at 10 Forbury Road was subject to a full programme of renovation during the mid 1990s to facilitate the conversion of the property to a public house. This saw the insertion of a new staircase, mezzanine floor, partitioning of the floors, relocation of equipment, the creation of a separate pedestrian access to provide access to the upper floors, and the construction of a new extension into the rear yard area.
- 6.5 The property, as described within the List Description, was originally open on all floors, with the exception of a subdivided office at ground floor level, and a simple ladder staircase in the south-western corner. The original layout of the building can be seen in the plans shown at Plate 9 and Plate 10 which show the ‘as existing’ layout at the time of the 1993 application for conversion of the property.

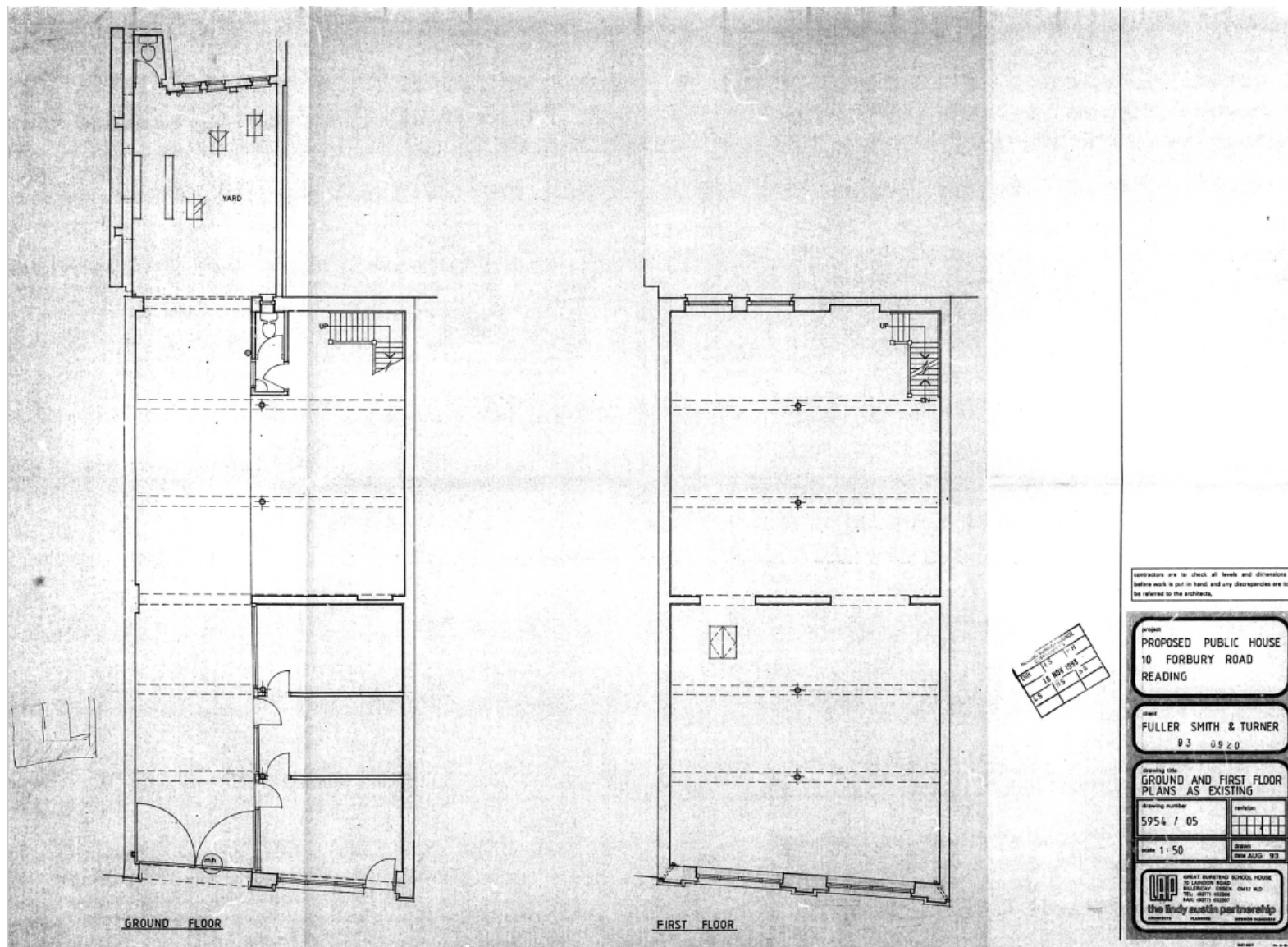


Plate 9: Original Ground and First Floor Layout Plans

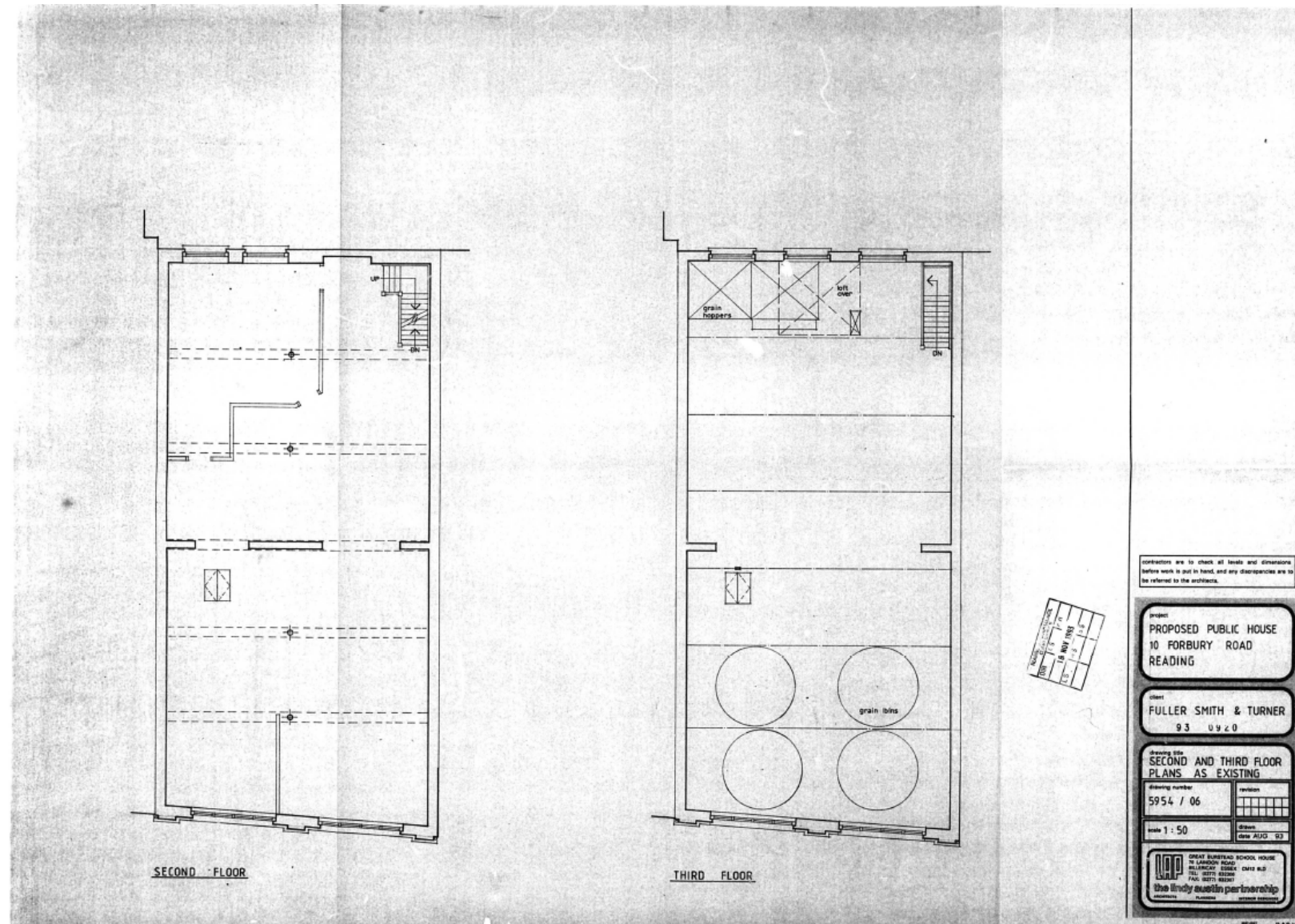


Plate 10: Original Second and Third Floor Layout Plans

- 6.6 Overall, the building is in a fair condition, although remedial works have had to be undertaken to arrest the sustained ingress of water and the vacant nature of building has resulted in it being in need of modernisation and refurbishment. The current arrangement of the building is as follows:

Ground Floor

- 6.7 Access to the ground floor of the property is via the original timber plank doors which lead into an entrance area and then through to an internal lobby which provides access to the new main staircase, with double doors in to the ground floor area. The lobby has a tiled roof, which was installed during alterations which took place in a later phase of development in 2001 (see [Plate 11](#) and [Plate 12](#). Partition screens are generally located along the line of the former office area, although on inspection these appear to be modern replicas and of no historic interest. Copies of the 2001 approved plans are provided at Appendix 4.

APPENDIX 4: LISTED BUILDING CONSENT 01/00983/LBC

- 6.8 The remainder of the ground floor is laid out with a public area to the front, a modern bar area, toilets and back of house area, the drinks 'cellar' is located within the extension to the rear.
- 6.9 Access to the rear courtyard is provided through a within the flat roof extension. Within the courtyard is a landlocked outbuilding which was formerly related to the buildings to the rear and is of no historic interest in itself. It is also not considered to form a curtilage Listed structure associated with 10 Forbury Road.



Plate 11: Internal lobby

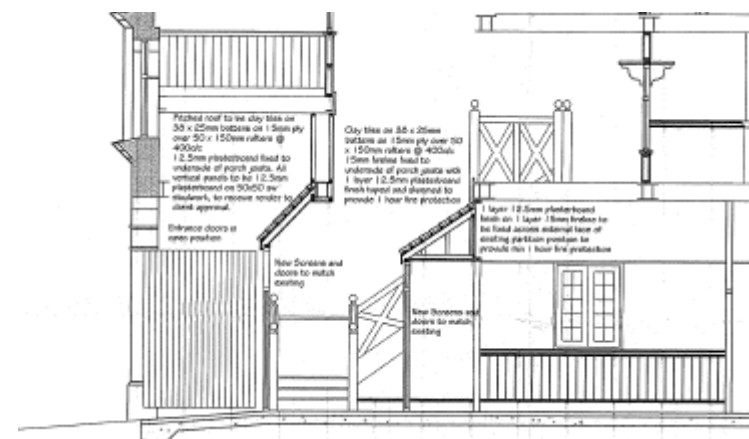


Plate 12: Extract of Approved Plan 7334-01-08

- 6.10 The interior of the ground floor was thoroughly refurbished, with the plans from the conversion of the property noting that reclaimed flag stones were to be laid, and interior finishes upgraded.
- 6.11 A separate pedestrian access has been created by the subdivision of the screen window and the insertion of a doorway which leads along a new corridor to provide separate access to all floors.
- 6.12 The original metal columns are still present, although extra supporting columns have also been added, along with a lowered ceiling to the rear.



Plate 13: View of Ground floor

First Floor

- 6.13 Access to the first floor is via the main staircase within the lightwell. Again, the first floor has been previously fully refurbished as part of the conversion scheme including the addition of a new mezzanine floor which cuts across the windows. A large bar and back bar area has been installed along the western wall which detracts from the original proportions of the space (see [Plate 14](#))



Plate 14: First Floor Bar

Second Floor

- 6.14 The second floor provides kitchen and back of house facilities along with the main toilet blocks. The space has been subdivided by the insertion of the mezzanine floor between the first and second floors. There is little of any historic interest on the second floor, with the exception of the original columns and floor structure.

Third Floor

- 6.15 The third floor has been variously partitioned to form staff accommodation, with partitions crudely inserted throughout which cut across the roof structure, with very little of historic interest remaining. The rebuilding of the front wall is also evident as is the insertion of concrete lintels to the front wall.
- 6.16 The plant and extraction equipment is also housed at this level, and terminates through the roof and rear wall.

Staircase

- 6.17 The main staircase and lightwell was inserted as part of the 1994 refurbishment scheme and itself is of no historic interest. The staircase is lit via a large roof light which was installed when the original roof structure was removed.
- 6.18 Some machinery which was associated with the original use of the building has been relocated to within the stairwell from its original position (as discussed in detail below) as a decorative feature.

- 6.19 The rear staircase was also added during the conversion of the property, although its location in the south-east corner reflects that of the original ladder access.

Statement of Significance

- 6.20 It is widely accepted (paragraph 138 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of any asset which may potentially be affected by development proposals in order to understand the scope for and acceptability of change. Significance can be derived from many elements, including the historic fabric of a building, the layout of space or land use associated with a building or an area.
- 6.21 The Grade II Listing of the building highlights that it is a heritage asset of less than the highest significance as defined by the NPPF. The heritage significance of the Listed Building is principally embodied in its remaining historic fabric, which is limited to the shell of the building, the iron supporting columns (see [Plate 15](#)), the main plank doors, and the various equipment which was an original feature, albeit it has been relocated throughout the building into new locations.



Plate 15: Column Detail

6.22 It is however clear that there is scope for a new programme of refurbishment and investment into the building, as some elements currently detract from or are of little significance to the historic or architectural significance of the property, including the following:

- **The modern staircase;**
- **The current fit out;**
- **The modern partitions which have been variously installed across all level;**
- **The modern lobby with the concrete tile internal roof, and**
- **The large plant and extraction equipment throughout the property.**

7. Assessment of Harm or Benefits

- 7.1 This Section addresses the heritage planning issues that warrant consideration in the determination of the applications for Planning Permission and Listed Building Consent, in line with the proposals set out in Section 3 of this Report.
- 7.2 The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 7.3 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings and therefore this needs to be the primary consideration when determining the proposed application. It is also important to consider where the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to

the Grade II Listed Building, in the context of paragraphs 133 and 134 of the NPPF.

- 7.4 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. Whilst the proposals see the renovation of the property, including some alterations to historic fabric, the PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed. In addition, it has been clarified in both a High Court Judgement of 2013²⁵ that substantial harm would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*.
- 7.5 This Section will take each element in turn with the development proposals, would affect the significance of the Grade II Listed Corn Stores building.

External Works

Front Façade

- 7.6 Works to the front façade include the various minor works which will see it refurbished and include the installation of replacement lights, menu boards and planters, all of which will enhance the

²⁵ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

appearance of the tired looking façade whilst respecting the historic interest of the property. The new lights will also have the benefit of highlighting the architectural features of interest.

7.7 The proposals to install a new glazed screen to allow for easier access into the building will see the original timber doors retained, fixed open with the new screen entrance designed to reflect the proportions of the front facades existing fenestration.

7.8 The proposed works to the entrance doors were discussed during the pre-application meeting on site where the Conservation Officer commented in his response that:

“The front external changes consisting of removal of ‘corn stores’ timber doors and insertion of glazed front to increase permeability and access to premises would be problematic. The sustainable re-use of the building is important and therefore it was suggested the front timber doors are retained and left in an open position. However, due to the modern inserted lobby doors behind them, this would require moving the lobby and re-configuring as part of the changes to the stairs.”

Subject to retention of the timber doors and suitable detailing, an inserted glazed front entrance or screen, which is reversible, could be acceptable subject to.”

7.9 Since the original proposals the scheme has been amended to respond to the comments and now shows the retention of the timber doors, and the insertion of a new screen within the opening which will provide views into the lobby area and be an entirely reversible alteration.

7.10 The works to the front façade, will not involve the loss of any historic fabric and will be entirely reversible. On the whole the works are considered to have a positive impact on the historic and architectural interest of the Listed Building.



Plate 16: Proposed New Entrance

Rear Façade

7.11 The works to the rear façade are restricted to the installation of replacement air conditioning units on the roof of the existing modern extension, to ensure that it does not impact upon the historic fabric of the Listed Building itself.

7.12 The rear elevation of the property does not have the same status as the more formal front elevation and would have historically been associated with the service function of the property. It is not uncommon to see plant and extraction equipment in such

locations which are shielded from the public realm.

- 7.13 The installation and upgrading of the extraction and ventilation system forms part of the package of investment into the building which will secure the long-term future of the property. As such, it is considered that on balance the installation of the replacement air-conditioning units will have a neutral impact upon the significance of the Listed Building.



Plate 17: Rear Elevation as Existing

Demolition of the out building

- 7.14 It is proposed to demolish the existing landlocked and derelict outbuilding which is located within the rear court yard to form a new external courtyard and bin store.
- 7.15 The outbuilding is not considered to be curtilage Listed in association with the Corn Stores Building, as a review of the historic mapping of the site reveals that it was previously associated with the original property at either part of 17-19 Valpy Street or the original building at 12 Forbury Road.
- 7.16 Similarly, the lack of any access to the building from the rear yard confirms that it was not related to the operations at 10 Forbury Road.



Plate 18: Out Building (view from rear of Corn Stores)

- 7.17 A review of the plans previously approved under application ref: (93/0739/FD) also notes that the outbuilding was associated with the now replaced building to the rear as shown on the extract of approved plan 5947/07 rev. E at [Plate 19](#). A full copy of the approved plan is provided at Appendix 2.

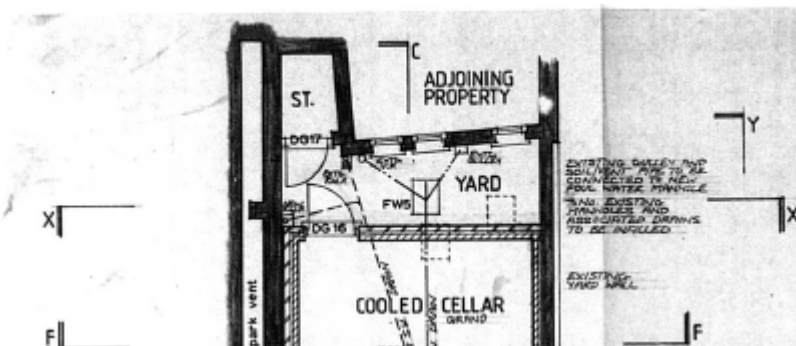


Plate 19: Extract of Approved Plan ref: 5954/07 rev. E

- 7.18 The Conservation Officer also considered the status of the outbuilding and confirmed in his response that:

“The existing rear two storey brick building within rear courtyard is not considered to be of special interest, but further information is required.”

- 7.19 The investigations have revealed that the building is not related to the Listed Building and as such its removal will not have an impact upon the significance of the Listed Building, and will beneficially allow for the creation of a new external courtyard which would reflect that which would have originally been present at the rear of the building. The creation of a new bin store will similarly have a neutral impact on the significance of

the Listed Building.

Roof Works

- 7.20 Works to the roof relate to the insertion of new plant and extraction to replace that which is already present, as well as the creation of a new, enlarged gutter, and replacement of the glazed roof panels.
- 7.21 The roof panels were modern insertions approved under the 1994 consent, as shown on approved plan ref 5954/09 rev C, an extract of which is provided at [Plate 20](#). A full copy of the plan is provided at Appendix 2. As such, their replacement is not considered to result in any impact to the significance of the property.

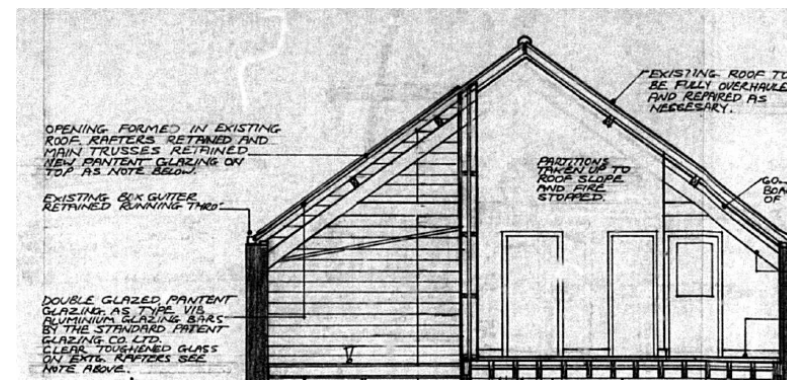


Plate 20: Extract of Approved plan 5954/09 rev. C

- 7.22 The works to the gutter will resolve the issue of water ingress which has previously had a significant detrimental impact upon the fabric of the property and thus its repair should be supported.

Internal Works

Stairwell Works

- 7.23 The key element of the refurbishment works is the replacement and extension of the existing staircase within the stair/lightwell, to provide access to all floors, which would require the relocation of the winch system which is currently located above the staircase.
- 7.24 The Conservation Officer provided comments on the replacement and extension of the main staircase, including the relocation of the winch as follows:

“The continuation of existing inserted floor up to third floor to provide access to proposed third floor restaurant could be achieved, but is hindered, requiring moving of the corn stores hoist machinery over stairs. The list describes these as ‘Hoist hatch over carriageway and through floors above. Machinery includes winch mechanism on first floor, threshing machine on second floor and hoppers on third floor’. The winch, which blocks the extension of the stairs, appears to be in the correct position and therefore moving it would be problematic. However, this would warrant further investigation as it is uncertain which machinery is in the original position and, the winch may have been moved to this location on the iron rails during conversion to a public house. Background research of original conversion plans may shed light on this. Therefore, whilst it may be possible to move the winch along the rails, its removal would not be possible.”

- 7.25 It is clear that the Conservation Officer accepts the principle of the extension of the staircase, subject to the ability to relocate the winch system.
- 7.26 Research into the historic plans, as well as a review of the current location and fixings of the winch equipment can demonstrate that it has been relocated from its original position. Firstly, the location of the winch does not accord with the location of the hatch which ran down to the ground floor (see [Plate 21](#) and [Plate 22](#)), which is both shown on the original layout plans and also can clearly be seen in the exposed joists which show the original opening and the wear from the winch mechanism (see [Plate 23](#)).
- 7.27 Secondly, plans associated with the 1994 refurbishment scheme clearly note that the winch has been relocated to its existing position (see plan extract at [Plate 24](#)). Similarly, the rails on which it is located are not fully fixed in place and show that they were installed for display purposes only. A full copy of the plan is provided at Appendix 5).

APPENDIX 5 – PLAN REF: 5954 / 08 REV. A

- 7.28 As such, it is considered that the relocation of the winch, which will be retained within the reworked stairwell, but within a new position, will have no further impact upon the legibility of the building and the ability to understand its former use, than its current, non-original location.

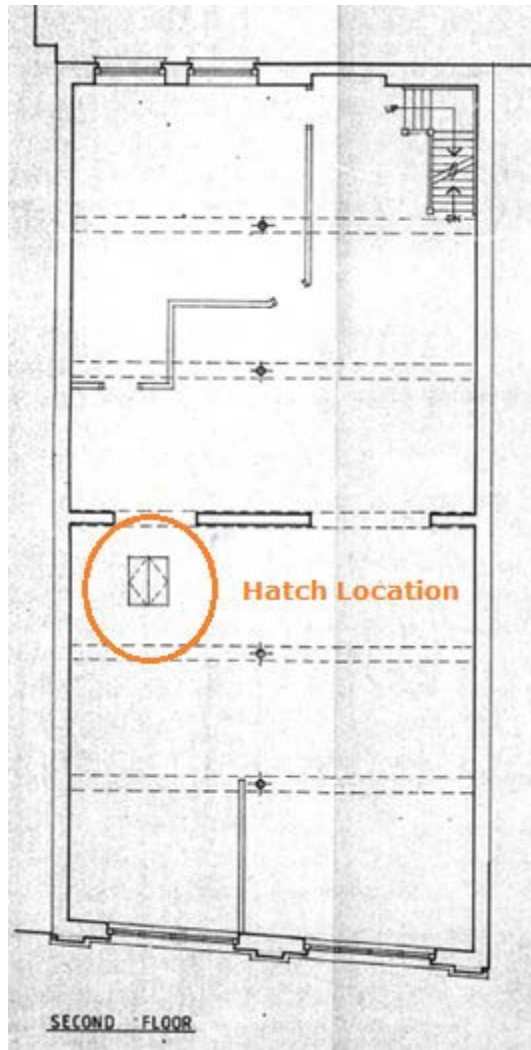


Plate 21: Original Second Floor Layout



Plate 22: Current Second Floor Layout



Plate 23: Wear on Joist at Original Hatch/Winch Location

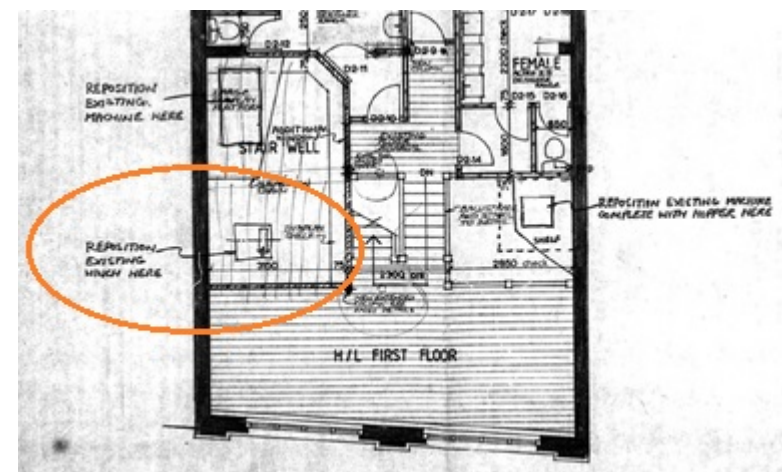


Plate 24: Extract of Plan ref 5954/08 rev. A

- 7.29 The works to the stair, are therefore considered to be able to be implemented with no further impact upon the historic significance of the Listed Building, thus preserving its historic and architectural interest, in line with the comments received from the Conservation Officer.

Ground Floor

- 7.30 At ground floor level, the modern fixtures, fitting and partitions will be stripped out, including the staircase and lobby which are of no historic interest.
- 7.31 The ground floor will be reorganised, with the lobby moved back to allow for the original timber doors to be able to be fully opened and the new staircase to be installed to provide access to all floors. The toilet facilities will be moved into the modern rear extension which will see the space opened up.

- 7.41 A new bar will also be installed, along with a limited number of partitions to provide stores and toilets, whilst the whole floor will also be redecorated.
- 7.42 The structural survey has shown that the ends of the existing trusses are failing and need repair (see submitted structural photos and plans and [Plate 26](#)). It is proposed to install a fabricated steel plate to the end of each truss. The plate will be bolted on to the existing timber and the brickwork repaired around the new plate which will be drilled into place.



Plate 26: Example Damaged Truss End

- 7.43 The proposals will represent a positive enhancement to the layout and provide public access to this formally private space. The repair works to the trusses is a significant enhancement and will not involve the loss of any historic fabric.
- 7.44 Overall, the works to the top floor of the building will have a positive impact upon both the structure, fabric and the historic and architectural appearance of the property.

Plant and Extraction

- 7.45 The proposals see the upgrading of the existing plant and extraction which currently runs throughout the building. The upgraded scheme sees reduction in the amount of equipment required, which will utilise existing ducting and pipework runs. The system will also allow for the reduction in the depth of suspended ceiling required within the public areas of the building.
- 7.46 The upgrading works will thus have a minor positive impact upon the significance of the building through the consolidation of the plant and extract equipment.

Summary

- 7.47 To summarise, it is considered that the programme of refurbishment, repair and renovation will result in a significant positive enhancement to the building, revitalising it aesthetically and structurally, resolving some of the outstanding issues which if not addressed will lead to significant issues and decay of this designated heritage asset.

- 7.48 The works do not involve the loss of any significant historic fabric, and are focused on changes to the works previously undertaken during the 1994 conversion.
- 7.49 It has been demonstrated that the winch equipment is not in its original location, and thus its relocation within the stair well will have no impact upon the significance of the building.

8. Conclusions

- 8.1 Overall, it is considered that the application proposals represent an acceptable and appropriate form of development that, when considered against the current form and established character of the site and in the context of the 1994 conversion works would, on balance represent a positive enhancement to the historic and architectural significance of the Grade II listed Building.
- 8.2 The works will involve some structural interventions into the fabric of the building, however these are required in order to address long standing defects which will ensure the longevity of the asset.
- 8.3 It can be demonstrated that the proposals relate to alterations to those works which were undertaken as part of the 1994 conversion scheme and do not involve alterations to historic fabric. The proposals will refresh and revitalise the tired and dated internal arrangement and have some significant benefits such as removal of the concrete lobby roofs, the opening up of each floor, and the reduction in the amount of suspended ceiling in order to better reveal the original proportions of the building.
- 8.4 The outbuilding to the rear of the building is not considered to be a curtilage Listed structure, relating instead to the buildings which were formerly located to the rear of the Corn Stores building and thus its removal will have no impact upon the

significance of the Corn Stores itself.

- 8.5 Therefore, notwithstanding the considerable importance and weight attributed to the statutory requirement to preserve the historic or architectural significance of the Listed Building, the proposals can, and should be supported.
- 8.6 Additionally, the proposals would comply with the requirements of Core Strategy Policy CS33 as they will protect and enhance the historic importance of the Listed Building.
- 8.7

Appendix 1: Conservation Officer Comments

Memorandum: Consultee Response

TO:	Ethne Humphreys	Direct Line:	
FROM:	Jonathan Mullis	Ext No.	0118 946 7000
Consultee:	Historic Buildings Consultant	Dated:	15-03-18
Ref:	Pre-App-180147		
Proposal:	Conversion to restaurant and bar, internal and external alterations		
Location:	Walter Parsons Corn Stores, No. 10 Forbury Road, Reading		
Consultee Response:	DWG / Doc Ref:		

Planning (Listed Building and Conservation Areas) Act 1990

Recent legal cases relating to issues around the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) provides that the local authority has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to:

.....have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building for the purposes of listed building control.

In the case (2014) of East Northamptonshire District Council v. Secretary of State for Communities and Local Government (known as the 'Barnwell Manor' case) the Court of Appeal held that section 70(1) was expressly subject to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that decision-makers should give 'considerable importance and weight' to the desirability of preserving setting of a listed building.

In the Barnwell Manor wind-farm case it was established that it did not follow that, if harm to a listed building was found to be less than substantial under the balancing exercise in policies HE9 and HE10 (NB: under PPS5 which was then in force), that a decision-maker could ignore the overarching duty imposed by section 66 (of the Act).

National Planning Policy Framework

In March 2012, the Government published the National Planning Policy Framework (NPPF), which replaced the National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development and a key dimension of 'sustainability' is defined as '...protecting and enhancing our...historic environment' (DCLG et al, 2012, para 7).

The NPPF identifies heritage assets as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Paragraph 132 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Significance is defined by the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest'. This significance or value may be related to a heritage asset's archaeological, architectural and artistic or historic elements and can derive not only from its physical presence but also from its setting (DCLG et al, 2012, para 56). The NPPF details the main policies regarding heritage assets in Section 12, Conserving and enhancing the historic environment (DCLG et al, 2012).

Under paragraph 128, applicants for planning permission are required to describe the value of any heritage assets affected by a development, including any contribution made by their setting, at a level of detail proportionate to the assets' importance and sufficient to understand the potential impact of the proposal (positive and negative) on their value (DCLG

et al, 2012, paras. 128); this information is provided in a heritage statement.

The paragraph 134 of the NPPF, requires any '*less than substantial harm to the significance of a designated heritage asset*' to be '*weighed against the public benefits of the proposal*', which is a 'specific policy' for these purposes.

Under paragraph 135, the effect of an application on the value of a non-designated heritage asset should be taken into account in determining the application, making a balanced judgement with regard to the scale of any harm or loss and the value of the heritage asset (DCLG et al, 2012, paras. 135).

All heritage assets have a setting. The NPPF defines the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Planning Practice Guide (PPG)

The Planning Practice Guide (PPG) (2014) clarifies this additional requirement under '*What is the main legislative framework for planning and the historic environment?*' where it states that:

In addition to the normal planning framework set out in the Town and Country Planning Act 1990.....the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

(See ID 18a-002-20140306)

The PPG states under '*What is the setting of a heritage asset and how should it be taken into account?*' that:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

The PPG states under '*Why is 'significance' important in decision-taking?*' that:

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Under the discussion of '*How to assess if there is substantial harm?*' the PPG offers:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England Good Practice Advice

Historic England has produced new guidance on the interpretation and implementation of the NPPF and PPG with regard to the historic environment in the form of:

- Historic England *Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management* (Historic England, 2016);
- Historic Environment *Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking* (Historic England, 2015a);
- Historic Environment *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2015b); and
- Historic England *Good Practice Advice in Planning Note 4: Tall Buildings* (Historic England, 2015c).

The Setting of Heritage Assets

Historic England's published document *The Setting of Heritage assets* includes their methodology for the assessment of the impact on the settings of Listed Buildings from development proposals. They suggest the following process:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance; and

- Step 4: explore the way maximising the benefits

Historic England's guidance in *Seeing History in the View* (Historic England, 2015) states:

English Heritage's experience with development proposals has shown the need for guidance on how to apply a consistent and transparent approach to:

- *identifying heritage significance within views;*
- *assessing how development proposals may impact upon heritage significance within views.*

Historic England, 2015a, Planning Note 2: Managing Significance in Decision-Taking

Historic Environment Good Practice Advice in *Planning Note 2: Managing Significance in Decision-Taking* (Historic England, 2015a) states that:

Reading Borough Council Planning Policy

Reading Borough Council **Core Strategy CS33**: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

Within para. 11.8 of the Core Strategy it also specifies that:

The Borough Council is committed to protecting and where appropriate, enhancing the Borough's historic environment. This includes ensuring that buildings and features of Local architectural and historic interest (which are not necessarily recognised components of the historic environment) are taken fully into account and safeguarded....".

Listed Building Description

No. 10 Forbury Road, Walter Parsons Corn Stores.

Corn merchant's warehouse. Built in 1890 for Walter Parsons, corn merchants. Purple brick with yellow brick and ashlar dressings; slate roof with parapeted gable to front.

PLAN: Rectangular plan with carriageway through left side and office on right with front entrance and loading bay behind; and with three storage floors above.

EXTERIOR: 4 storey 2-bay gabled north front. The ashlar ground floor has panelled pilasters and segmental arches to office front on right, with panelled and glazed door and 3-light window with overlights above and carriageway on left with plank double doors. Storeys above with moulded brick stringcourses at floor and cill levels and the two bays divided by brick pilasters corbelled at top with ball finials flanking the gable [one ball missing]. Wide 4-light mullion-transom windows with segmental arches. Plain red brick rear elevation with sash windows.

INTERIOR: The floors are supported on timber joists with iron beams and iron columns. Collar truss roof with struts. The office has glazed and boarded screen to carriageway. Simple ladder stairs in corner to each floor. Hoist hatch over carriageway and through floors above. Machinery includes winch mechanism on first floor, threshing machine on second floor and hoppers on third floor.

Proposals

The proposals discussed on site consisted of:

- Continuation of existing inserted stairs up to third floor requiring moving of hoist over stairs
- Demolition of rear two storey brick building within rear courtyard, use as plant area
- Conversion of third floor to restaurant
- Removal and re-configuration ground floor bar area
- Addition of rear outside roof terrace over existing single storey flat roof building at rear
- Access to flat roof terrace from 1st floor bar via stairs requiring removal of existing sash window
- Front external changes consisting of removal of 'corn stores' timber doors and insertion of glazed front to increase permeability and access to premises.

Discussion

The continuation of existing inserted floor up to third floor to provide access to proposed third floor restaurant could be achieved, but is hindered, requiring moving of the corn stores hoist machinery over stairs. The list describes these as *'Hoist hatch over carriageway and through floors above. Machinery includes winch mechanism on first floor, threshing machine on second floor and hoppers on third floor'*. The winch, which blocks the extension of the stairs, appears to be in the correct position and therefore moving it would be problematic. However, this would warrant further investigation as it is uncertain which machinery is in the original position and, the winch may have been moved to this location on the iron rails during conversion to a public house. Background research of original conversion plans may shed light on this. Therefore, whilst it may be possible to move the winch along the rails, its removal would not be possible.

The existing rear two storey brick building within rear courtyard is no considered to be of special interest, but further information is required.

The conversion of third floor to restaurant would be beneficial leading to exposure of existing trusses. Currently this area is primarily used for storage/flat and plant area. Some of the existing plant would be moved externally to the location of the demolished rear building (if it received consent).

Removal and re-configuration ground floor bar area is not considered to have any significant impacts on features of special interest, as the layout and bar are modern interventions.

There would be no objection in principal to the addition of a rear outside roof terrace over existing single storey flat roof building at rear, subject to detailing. Providing access to the flat roof terrace from 1st floor bar via stairs requiring removal of existing sash window would be problematic as the window is of special interest. However, further investigation of the building identified an infilled opening to the right of the window, which was seen to have been bricked-up externally; this could be re-used for access, subject to sympathetic detailing.

The front external changes consisting of removal of 'corn stores' timber doors and insertion of glazed front to increase permeability and access to premises would be problematic. The sustainable re-use of the building is important and therefore it was suggested the front timber doors are retained and left in an open position. However, due to the modern inserted lobby doors behind them, this would require moving the lobby and re-configuring as part of the changes to the stairs.

Subject to retention of the timber doors and suitable detailing, an inserted glazed front entrance or screen, which is reversible, could be acceptable subject to.

Summary	Please see above
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Appendix 2: Planning Permission 93 / 0739 / FD



Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

APPLICATION FOR FULL PLANNING PERMISSION

To: The Lindy Austin Partnership
Great Burstead School House
70 Laindon Rd, Billericay
Essex CM12 9LD

Application No:
93/0739 /FD

Applicant: Fuller Smith & Turner Plc

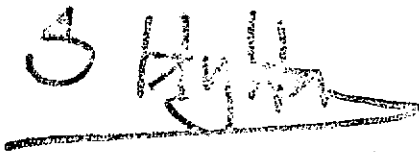
READING BOROUGH COUNCIL as local planning authority GRANT
planning permission for the following development:

Alterations to shop front and new single story extension to the rear.

at 10 FORBURY ROAD

Subject to such conditions and for such reasons as may be
attached:

Date: 2nd March 1994


Head of Planning and
Environmental Health

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

10 FORBURY ROAD

Application No: 93/0739

Conditions and Reasons:

- 1 The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) to the Town & Country Planning Act 1990.
- 2 The development hereby approved shall be carried out and completed in all respects in accordance with the submitted plans and details before the building(s) are occupied, except as may be subsequently agreed in writing by the Local Planning Authority. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.
- 3 This permission relates only to drawings 5954/07 rev E, 5954/08 rev C, 5954/09 rev C, 5954/10 rev A, 5954/11 rev B received by the Local Planning Authority. Reason: as amended plans were submitted and to avoid confusion.
- 4 Details, including samples, of all external materials and finishes, to include bricks, roofing, cladding, colour and finish of mortar, glazing and joinery, to be used on the walls and roofs of the building shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. Reason: as no such details have been submitted and in the interests of amenity.
- 5 The ground floor of the premises, including any entrances, toilets, internal/external circulation spaces and parking spaces, shall be so designed as to be fully accessible to and capable of use by disabled persons, including those confined to wheelchairs, to the written satisfaction of the Head of Planning & Environmental Health. Reason: to ensure satisfactory access in accordance with the Council's policies.
- 6 This permission does not include the approval of any new advertisement on the building, including hanging signs and fascia signs, for which separate consent is required. Reason: to avoid confusion with separate legislation.
- 7 Before any development is commenced, space shall be provided within the site to accommodate storage of plant and materials used in constructing the development; and this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway to the detriment of road safety.



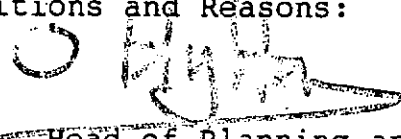
Reading
BOROUGH COUNCIL

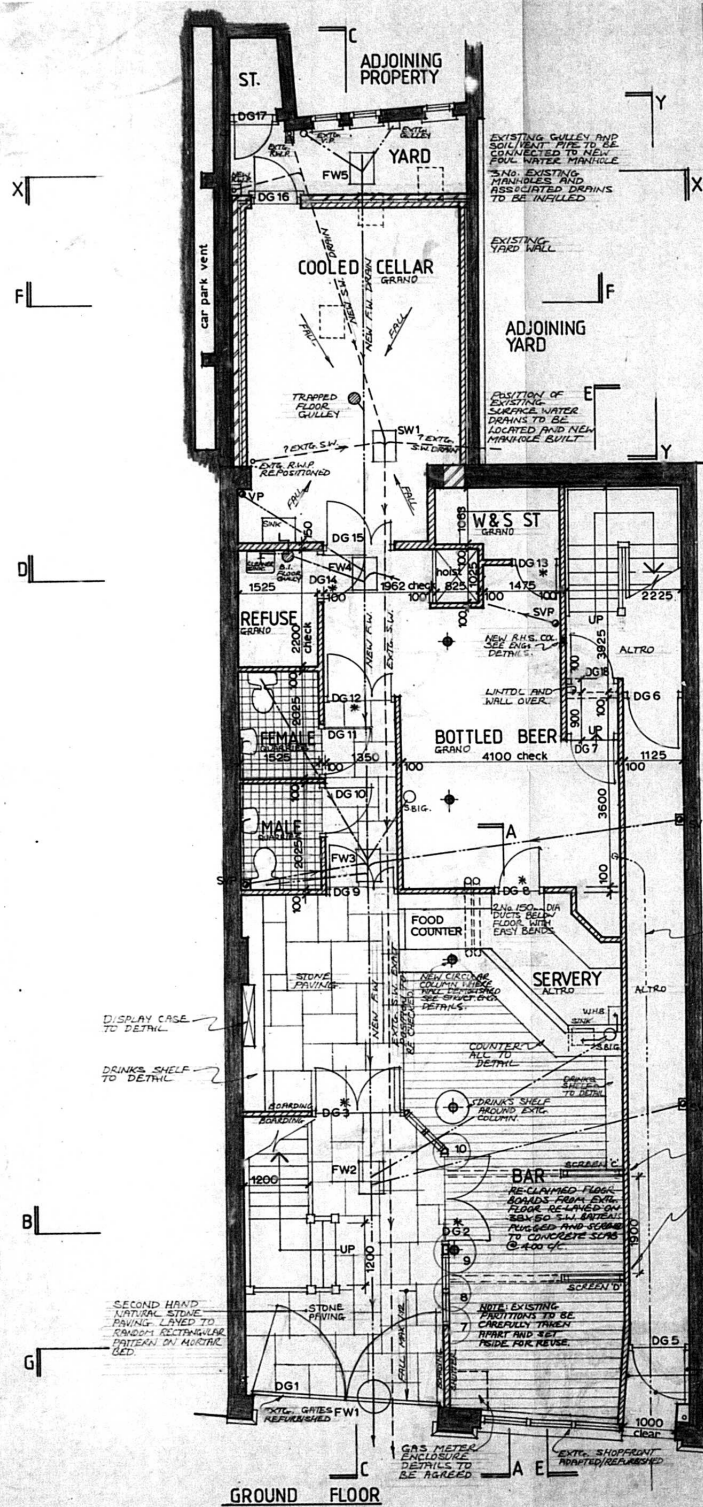
10 FORBURY ROAD

Application No: 93/0739

Conditions and Reasons:

Date: 2nd March 1994


Head of Planning and
Environmental Health 



SECTION A - A

SECTION **B - B**

SECTION C-C

contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects.

202-4937 H. A. G. LIA

Appendix 3: List Entry

WALTER PARSONS CORN STORES

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WALTER PARSONS CORN STORES

List entry Number: 1248738

Location

WALTER PARSONS CORN STORES, 10, FORBURY ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 05-Nov-1993

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 430486

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

The following building shall be added to the list:-

READING FORBURY ROAD SU 7173 NE (South side)

1/10002 No. 10 Walter Parsons Corn Stores - II Corn merchant's warehouse. Built in 1890 for Walter Parsons, corn merchants. Purple brick with yellow brick and ashlar dressings;

slate roof with parapeted gable to front. PLAN: Rectangular plan with carriageway through left side and office on right with front entrance and loading bay behind; and with three storage floors above. EXTERIOR: 4 storey 2-bay gabled north front. The ashlar ground floor has panelled pilasters and segmental arches to office front on right, with panelled and glazed door and 3-light window with overlights above and carriageway on left with plank double doors. Storeys above with moulded brick stringcourses at floor and cill levels and the two bays divided by brick pilasters corbelled at top with ball finials flanking the gable [one ball missing]. Wide 4-light mullion-transom windows with segmental arches. Plain red brick rear elevation with sash windows. INTERIOR: The floors are supported on timber joists with iron beams and iron columns. Collar truss roof with struts. The office has glazed and boarded screen to carriageway. Simple ladder stairs in corner to each floor. Hoist hatch over carriageway and through floors above. Machinery includes winch mechanism on first floor, threshing machine on second floor and hoppers on third floor.

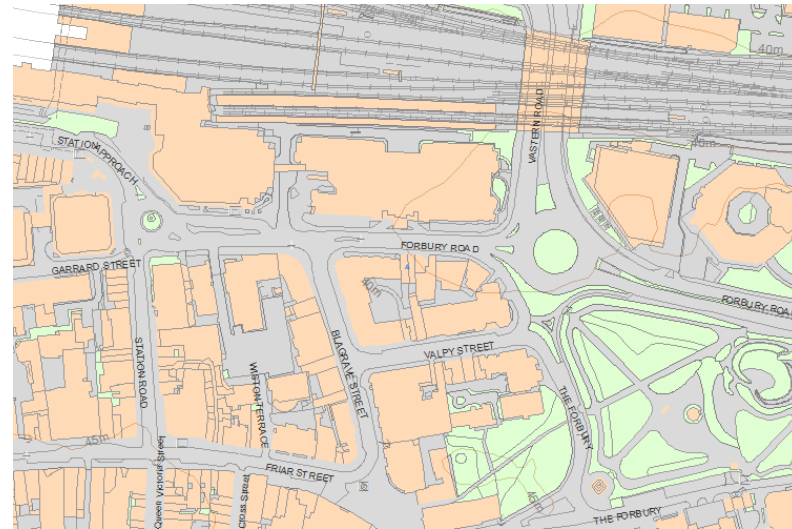
Listing NGR: SU7167473704

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 71674 73704

Map



Appendix 4: Listed Building Consent 01 / 00983 / LBC

**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: Martin And Pole Nicholas
24 Friar Street
Reading
RG1 1DP

Application No: 01/00983/LBC

Applicant: Mr And Mrs Salib

READING BOROUGH COUNCIL as local planning authority GRANT Listed Building Consent for the following development:

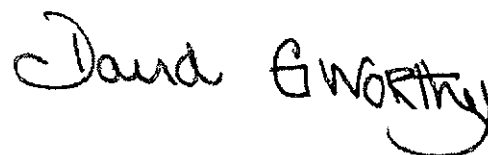
Proposal: Changes to lobby area to provide separate entrance to ground floor. Alterations to ground floor bar and second floor kitchen layout. Decorative changes to first floor restaurant area.

At: 10 Forbury Road Reading RG1 1SB

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 4th September 2001



Head of Planning and Transport

Application At: 10 Forbury Road Reading RG1 1SB

Application No: 01/00983/LBC

CONDITIONS & REASONS

1. The works hereby approved shall be carried out and completed in all respects in accordance with the submitted application and accompanying plans, except as may be subsequently agreed in writing by the local planning authority. Reason: to ensure that the works carried out are fully in accordance with the approved plans and details in order to protect the character of the listed building(s).
2. The works to which this permission relate must be begun not later than the expiration of five years beginning with the date on which the consent is granted. Reason: to accord with Section 18(1)(a) of the Planning (Listed Building and Conservation Areas) Act 1990.
3. This permission relates only to the application as changed by drawings 7334-01-09 (Aug 01), 7334-01-10 (Aug 01), 7334-01-11 (Aug 01) which were received by the local planning authority on 17th August 2001. Reason: as some plans were changed and to clarify which plans are approved.
4. No works to the cobbled carriageway on the ground floor are to be carried out without the written approval of the Local Planning Authority. Reason: In the interests of preserving the character of the listed building.

Date: 4th September 2001

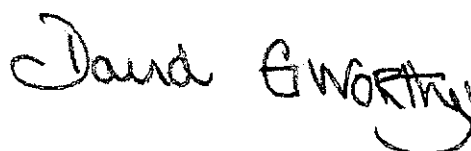
David G. Worthy

Head of Planning and Transport
✂

from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

8. Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out. Reason: in the interests of protecting the appearance of the area and road safety.
9. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.
10. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. Reason: in the interests of protecting nearby occupants from unnecessary pollution caused by the development.
11. The areas shown on the submitted drawings reserved for the parking, turning, loading/unloading and circulation of vehicles shall be constructed and marked out prior to first use of the development hereby approved and kept available or used for such purposes at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict access to such facilities. Reason: as the development, without the provision of adequate parking, turning, loading/unloading and circulation facilities, would be likely to lead to parking and manoeuvring on the public highway to the detriment of road safety.
12. There shall be no external lighting of the premises, except as may be agreed in writing with the Local Planning Authority. Any details of external lighting for approval shall be submitted prior to commencement of development. Reason: in order to protect the amenities of the residents of adjacent properties.
13. The public areas on the ground floor of the premises, including any entrances, toilets, internal/external circulation spaces and parking spaces, shall be so designed as to be fully accessible to and capable of use by disabled persons, including those confined to wheelchairs, to the written satisfaction of the Local Planning Authority. Reason: to ensure satisfactory access in accordance with the Council's policies.

Date: 21st October 2002



Head of Planning and Transport



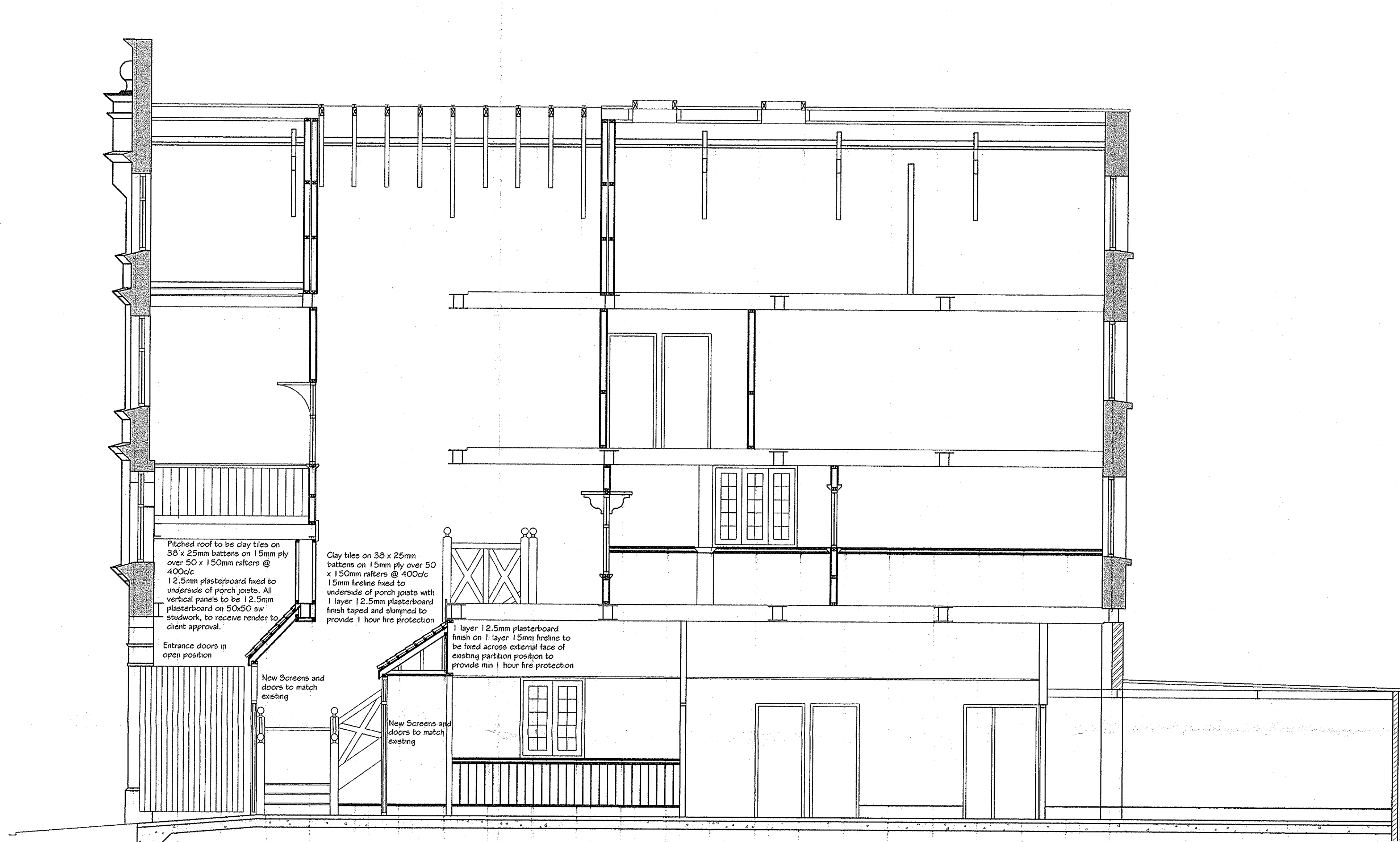
14. The petrol filling station including the sales building and car wash shall operate only between the hours of 7am and 11pm daily. Reason: to protect the amenities of local residents and the locality generally.

Date: 21st October 2002

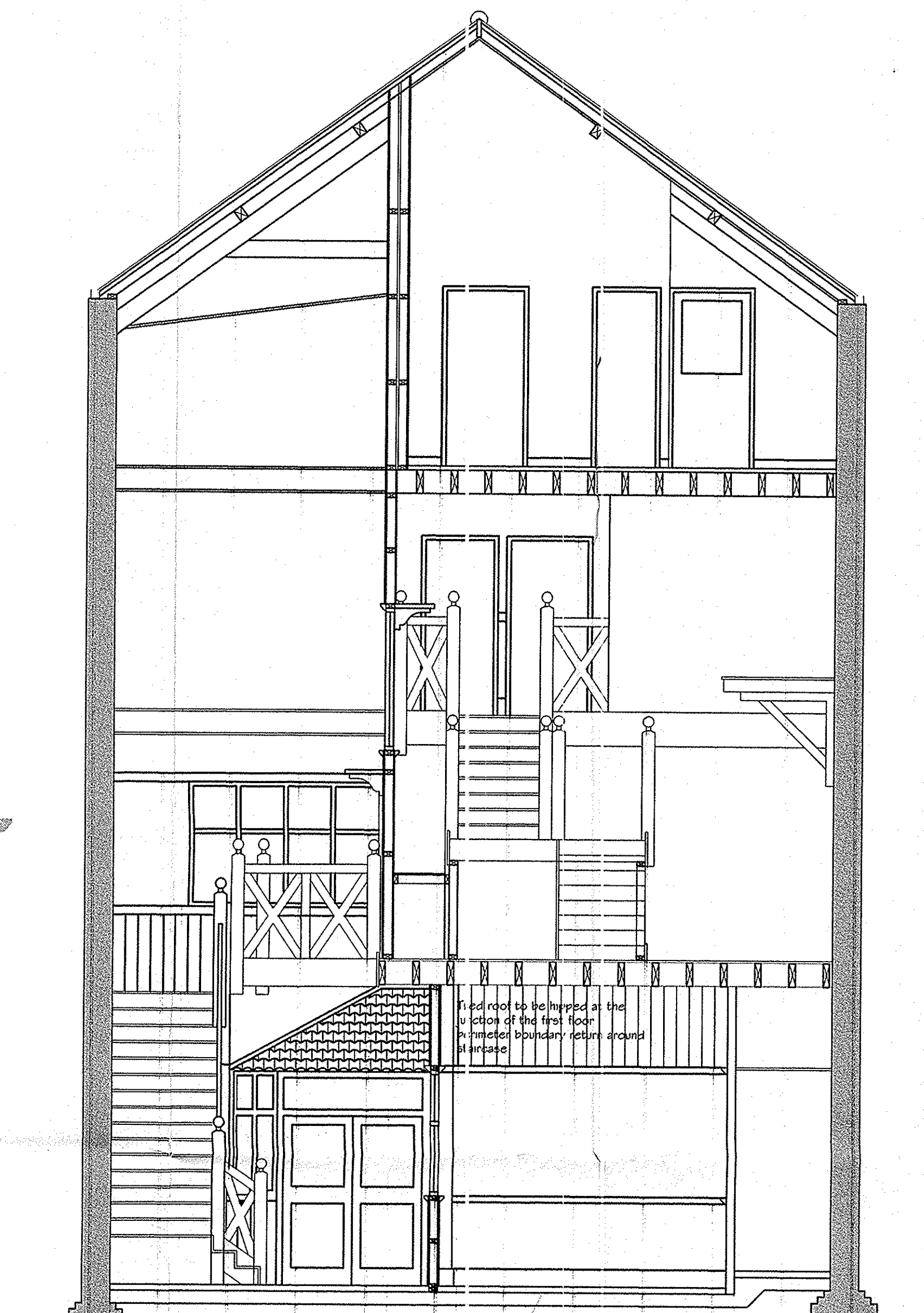
David E. WORTHY

Head of Planning and Transport

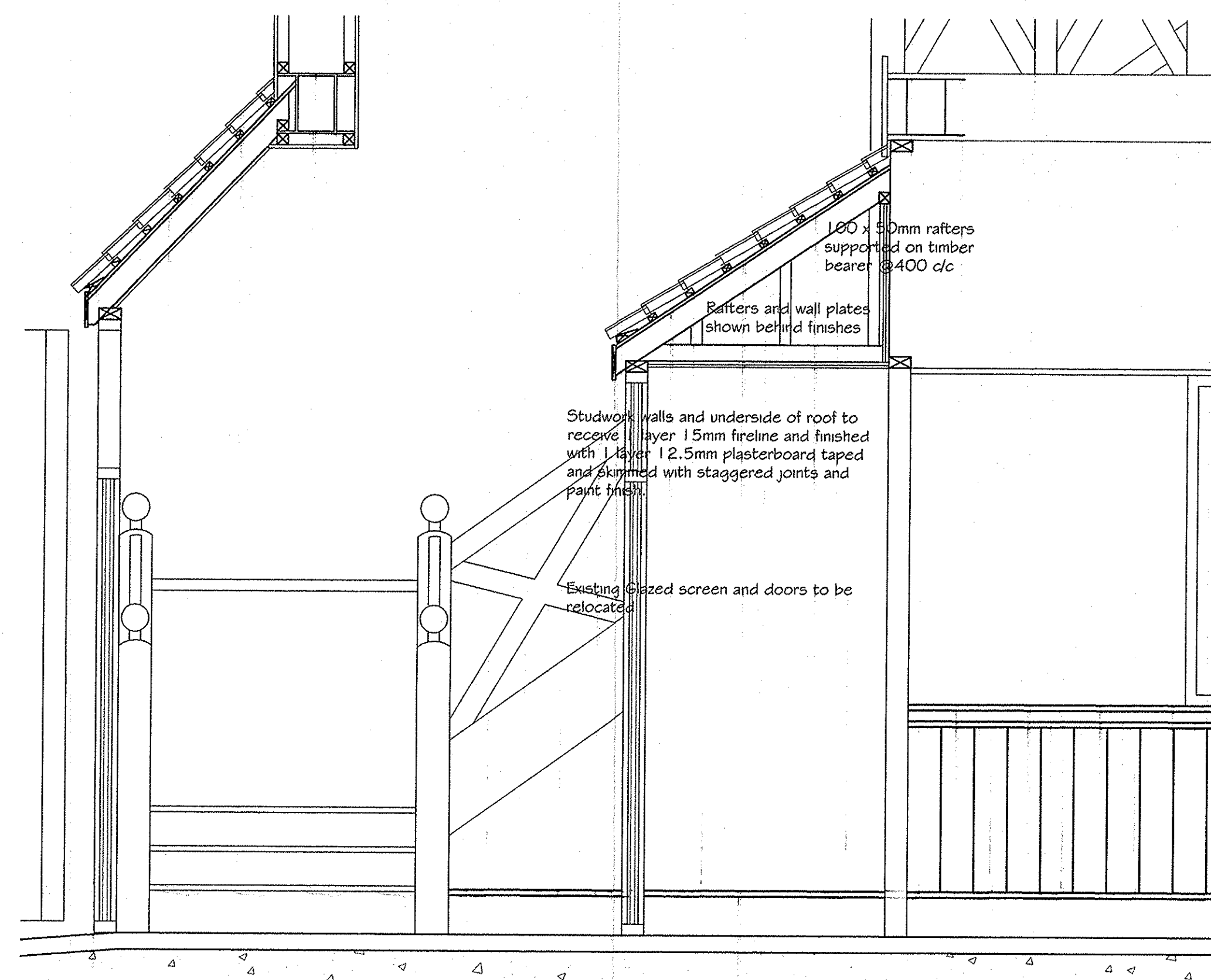
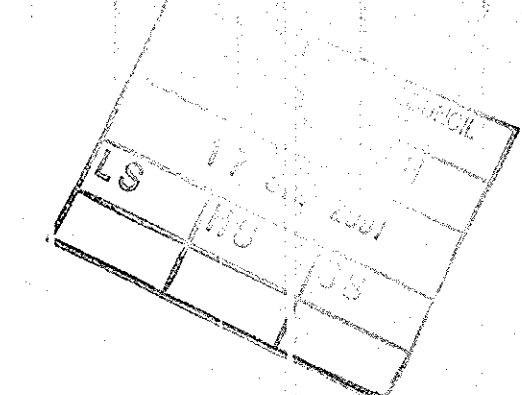
ALL



Section A-A



Section B-B

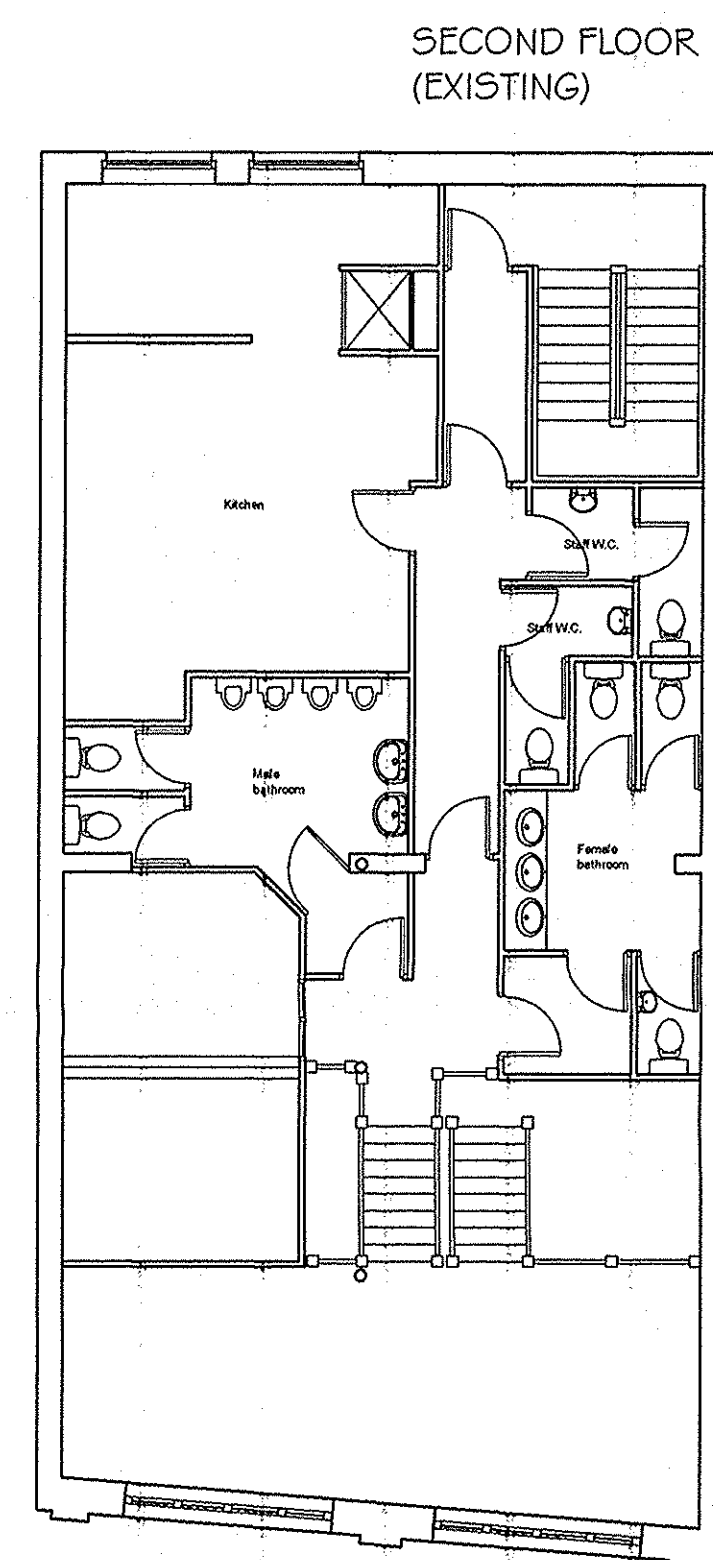


Detail 1:20

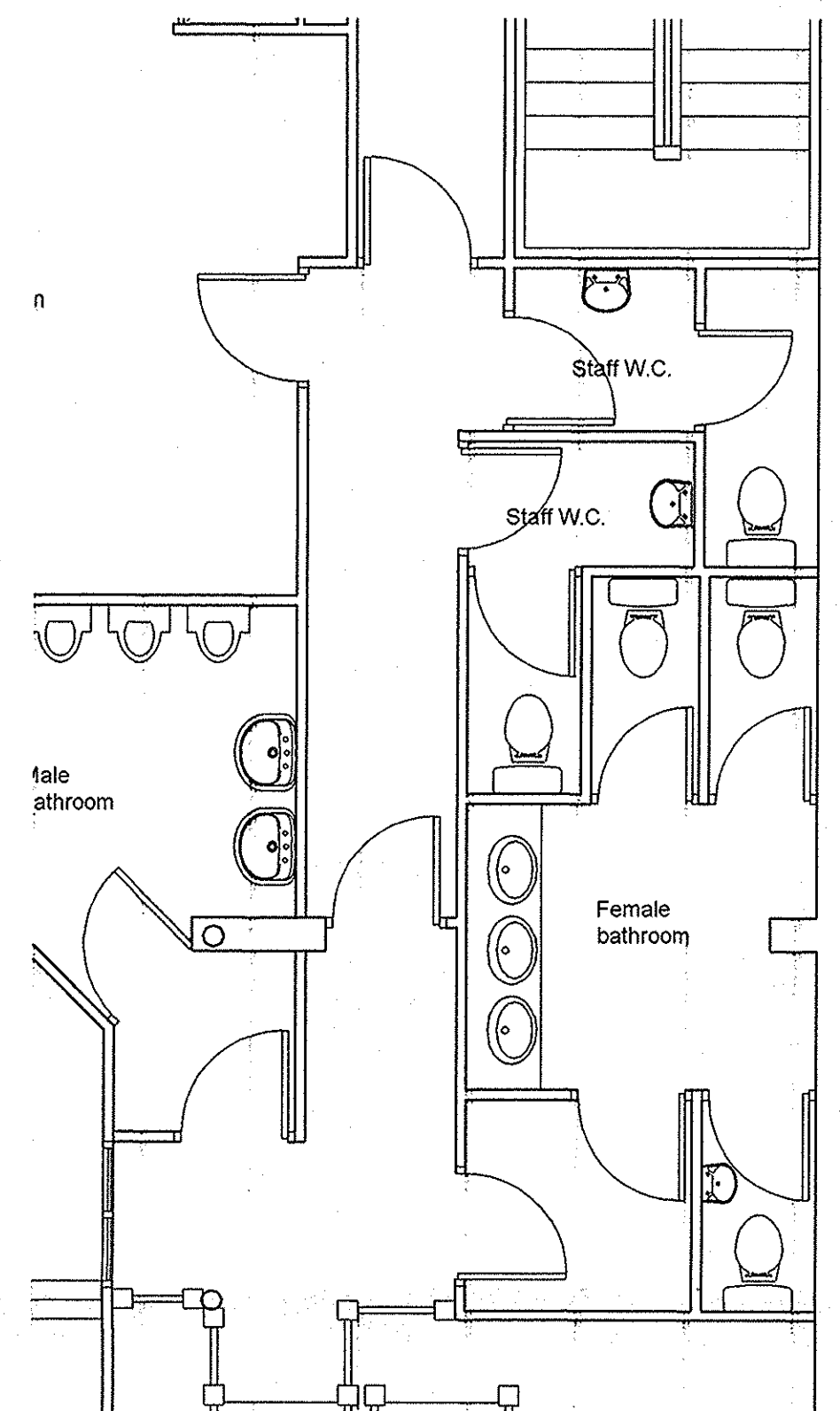
Liquid Light Limited
23 High Street, Cuddesdon
Oxford, OX44 5HP
tel: 01865 875875
fax: 01865 874544
email: post@liquidlightlimited.co.uk

KEEN
PARTNERSHIP

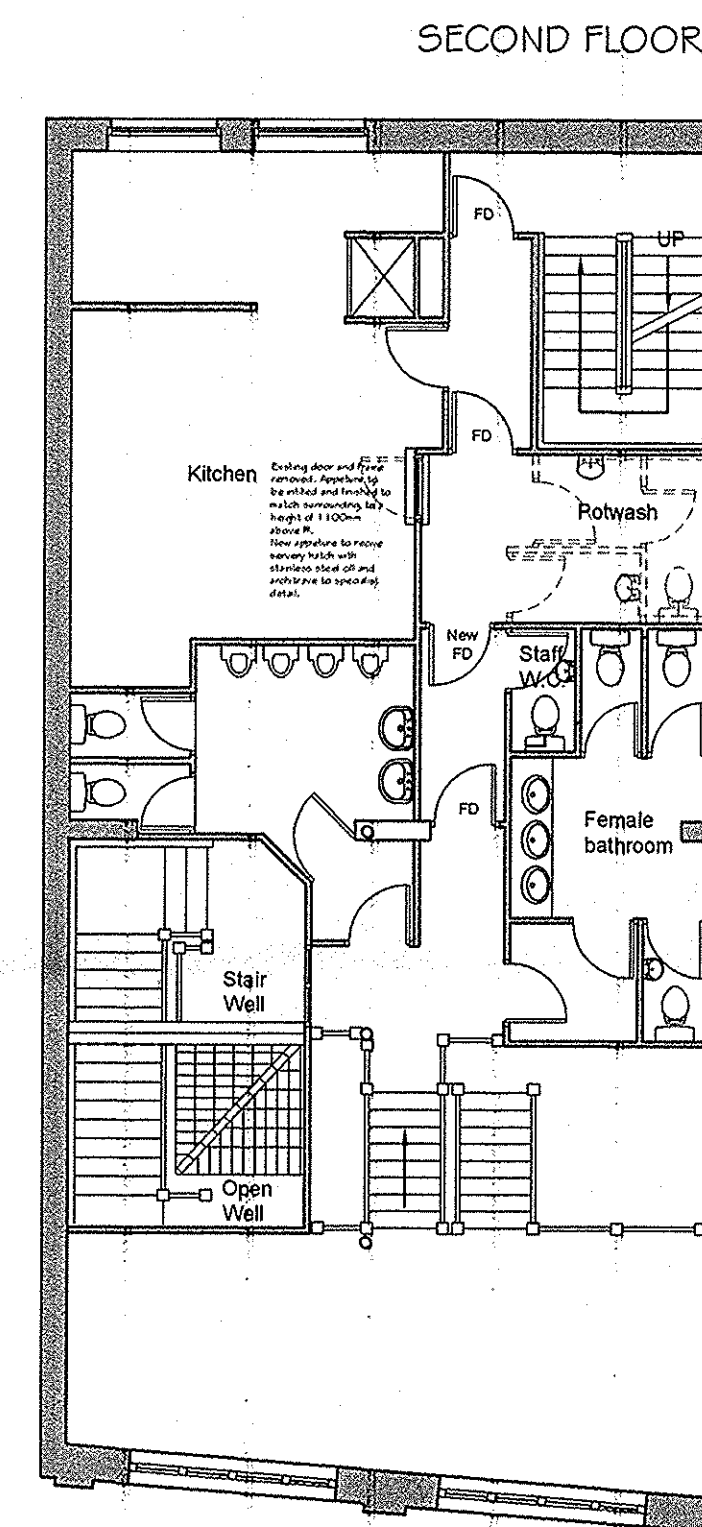
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DRAWING TITLE:	Sections A-A & E-B	DRAWING NO.:	7334-01-08		
REVISION:	B	DATE:	31/08/01	NOTES:	Amended to client comments
REVISION:	A	DATE:	15/08/01	NOTES:	Amended Fire Protection to Porch



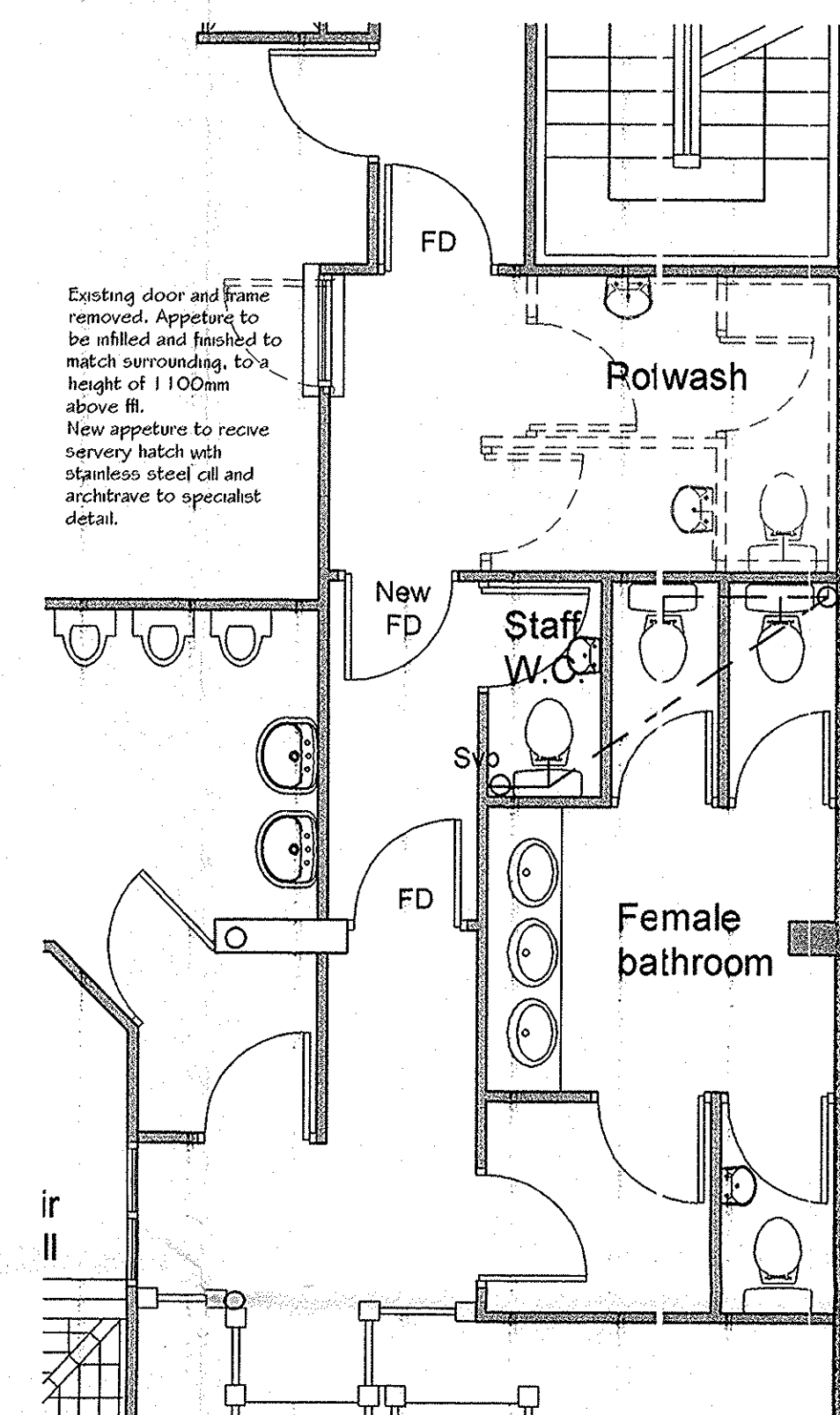
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Scale 1:100



Existing W.C. Plan
Scale 1:50



Proposed Second Floor Plan
Scale 1:100

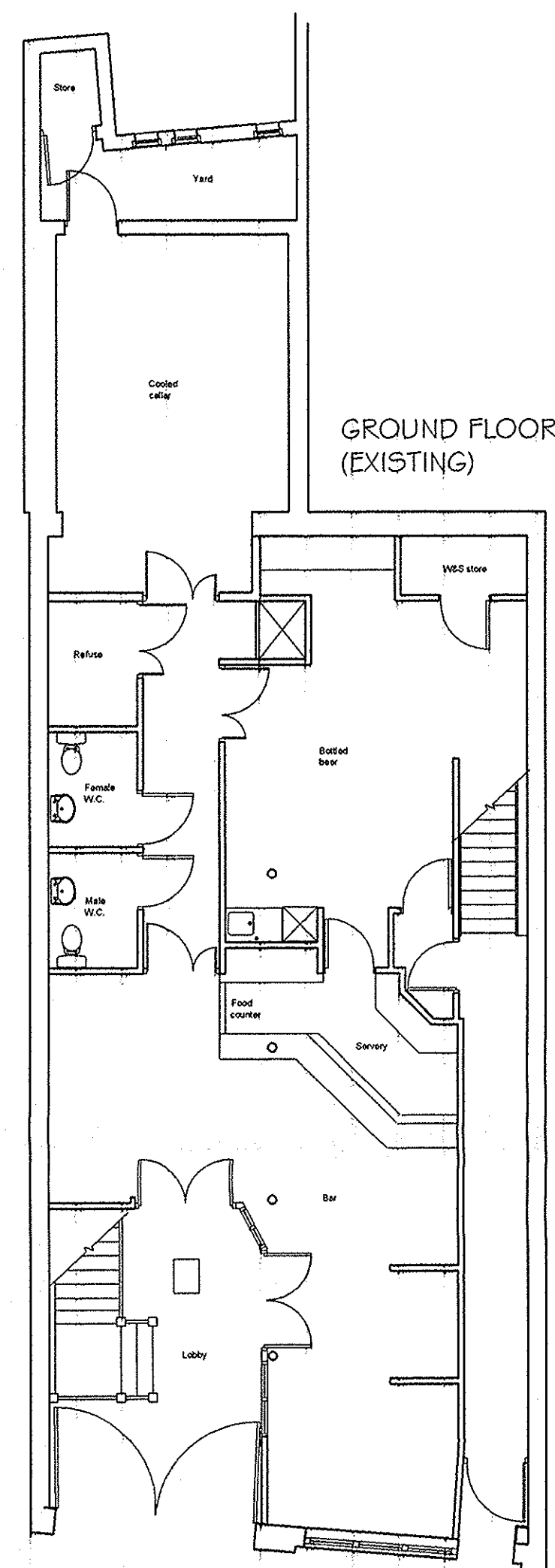


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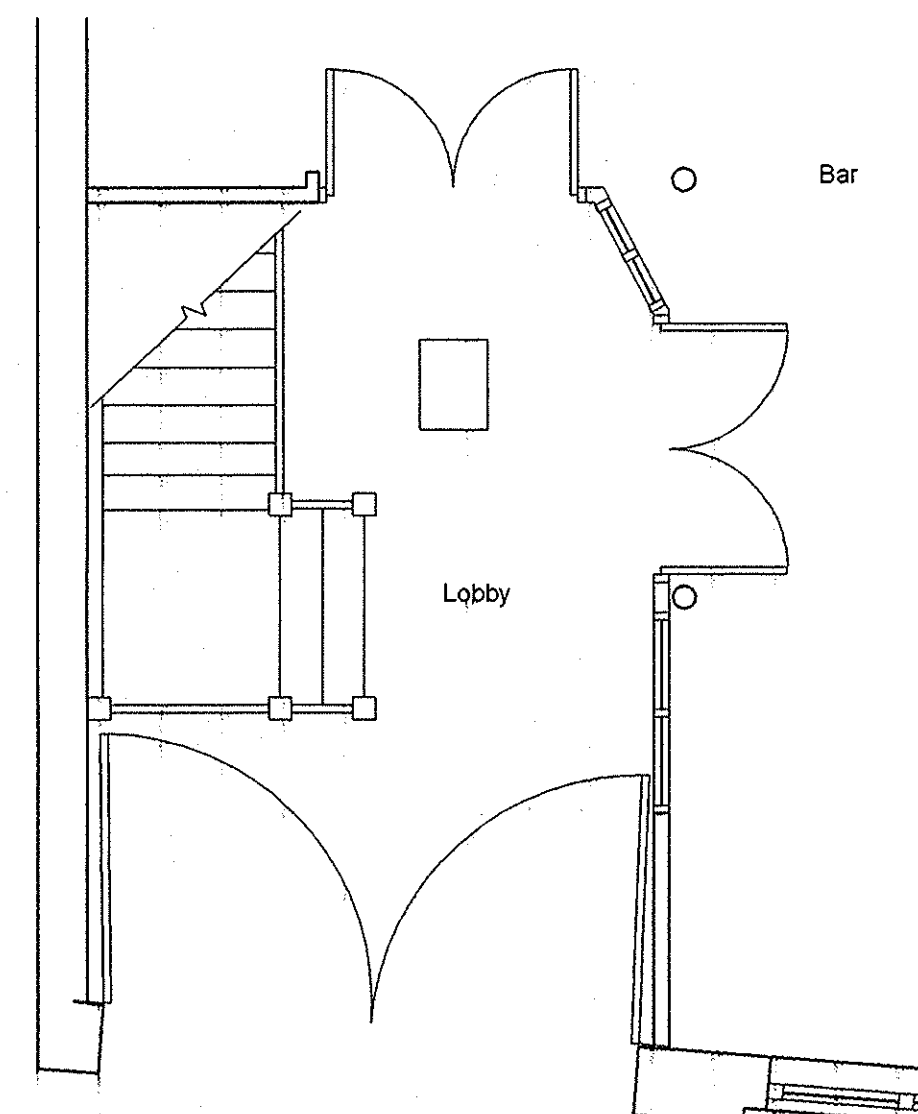
READING BOROUGH COUNCIL			
CLIENT DIVISION			
DIR	ES	PH	
17 AUG 2001			
LS	HS	SS	

READING BOROUGH COUNCIL
AMENDED PLAN

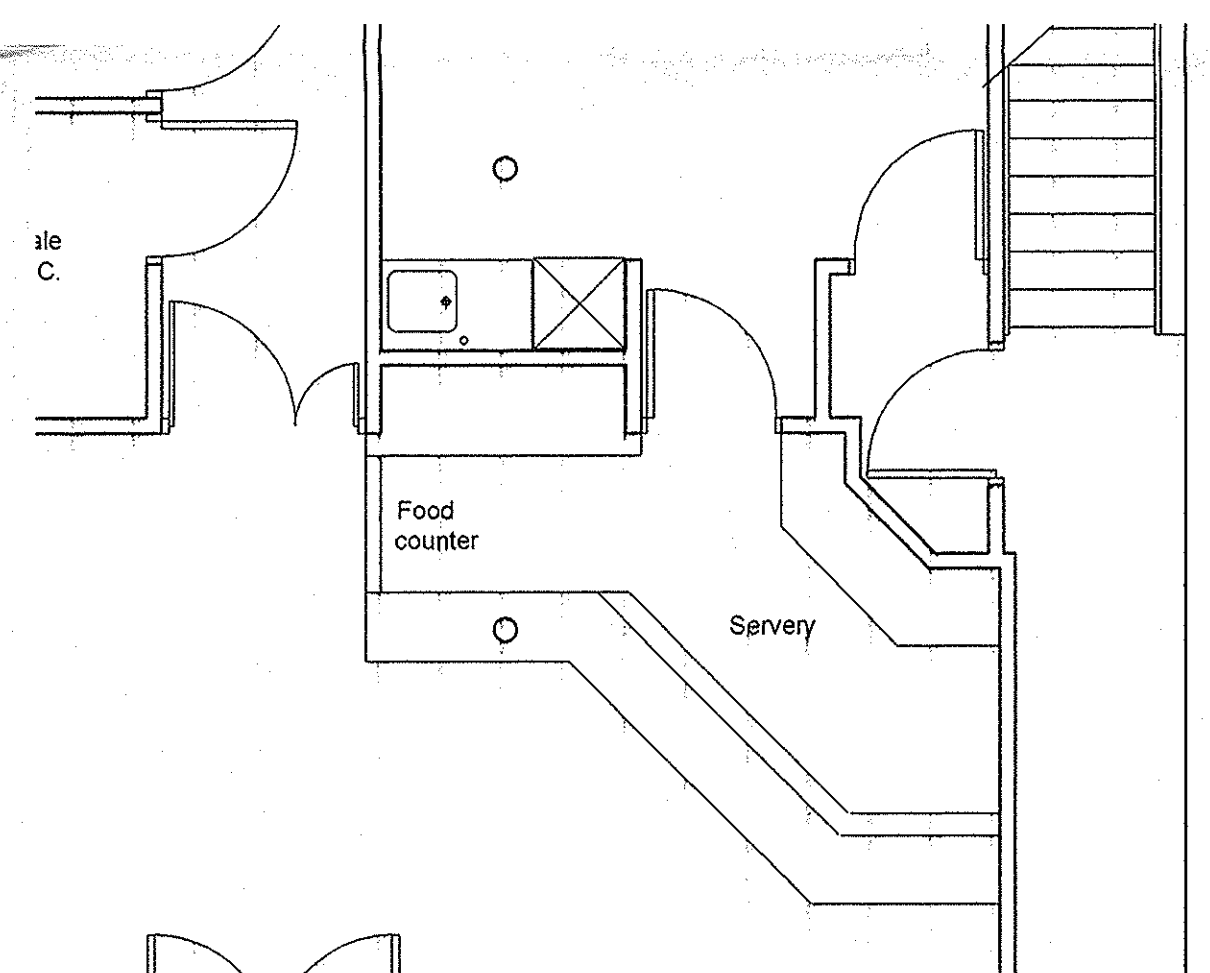
KEEN PARTNERSHIP TEL: 0118 9210825 FAX: 0118 9210886 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT:	Bouna Cafe Ltd.	SCALE:	1:100/1:50	DATE:	Aug 01
	JOB TITLE:	Corn Exchange, Forbury Rd Reading		DRAWN BY / CHECKED BY:		
	DRAWING TITLE:	Listed Building Consent - 2nd Plans		DRAWING NO.:		
				7334-01-10		



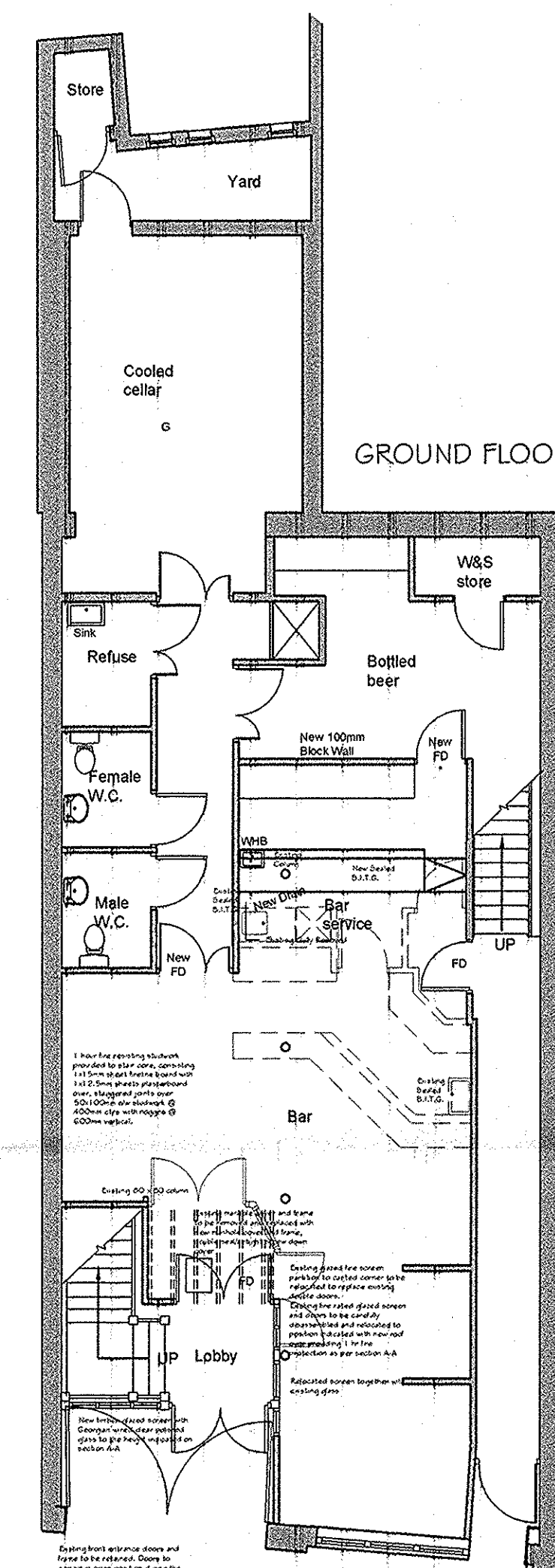
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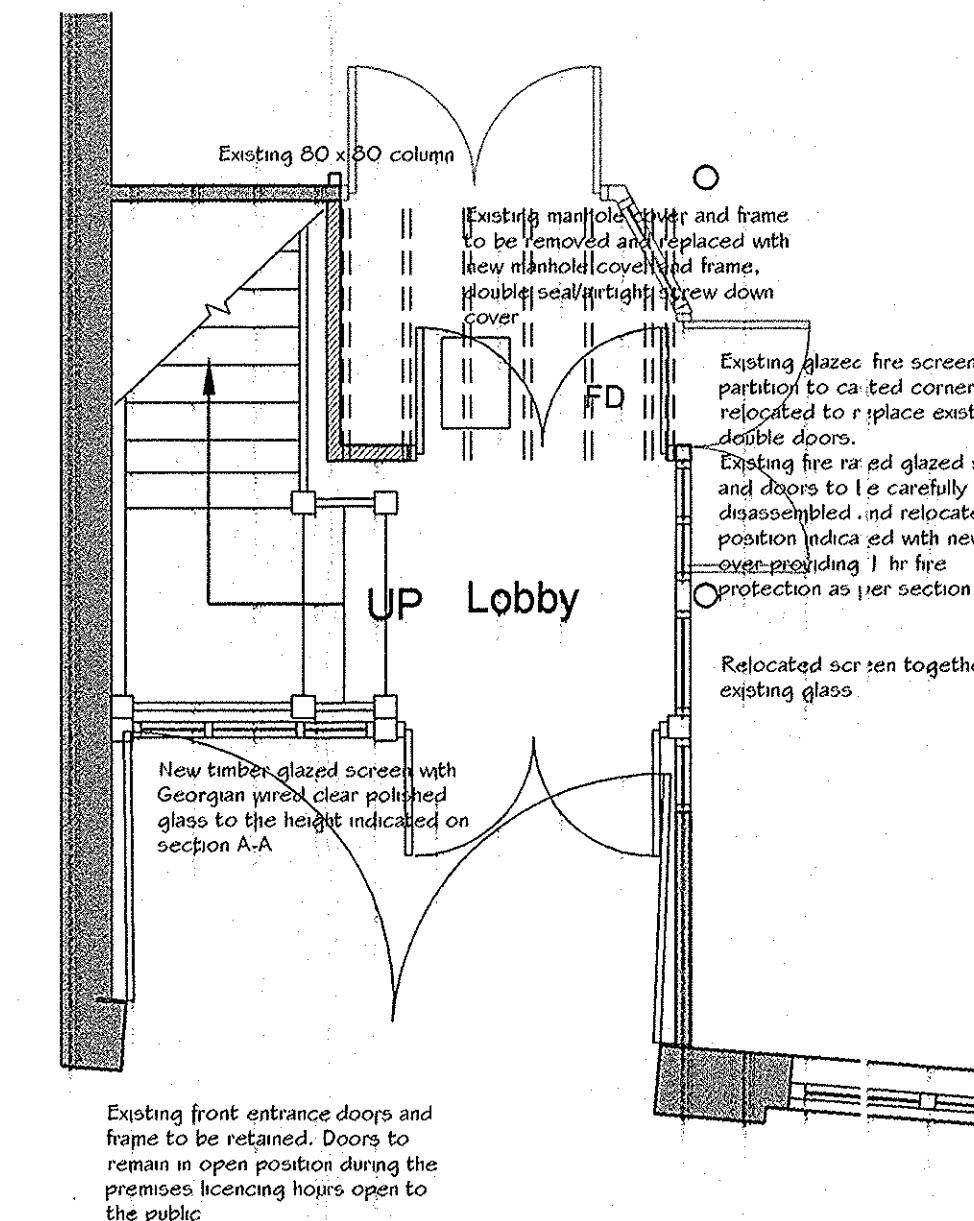
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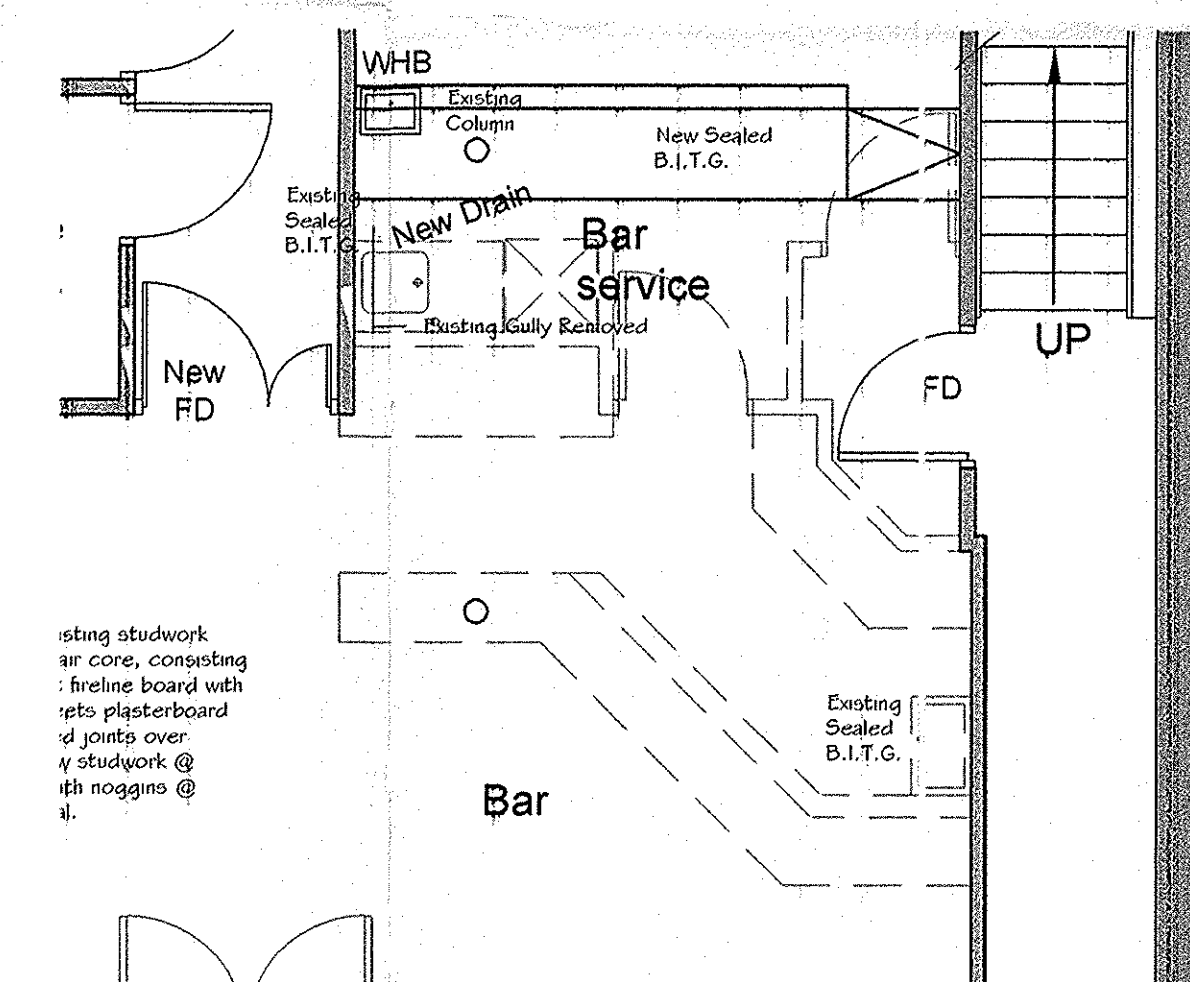
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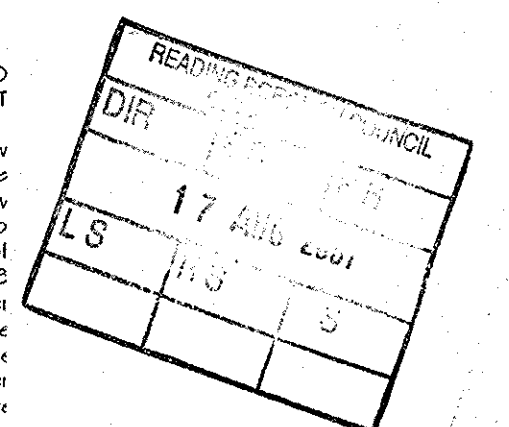
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Proposed Entrance Plan
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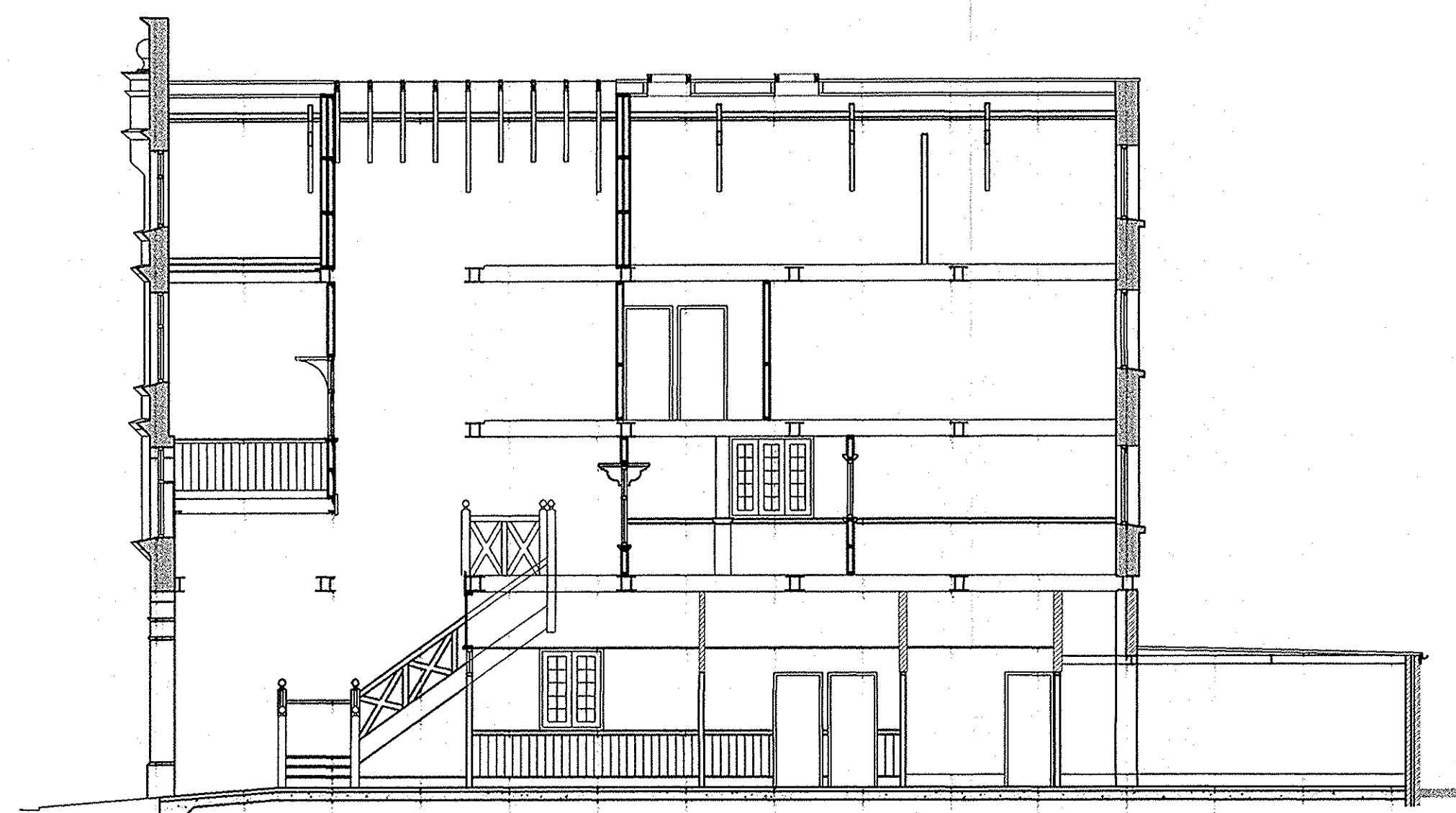


Proposed Bar Plan
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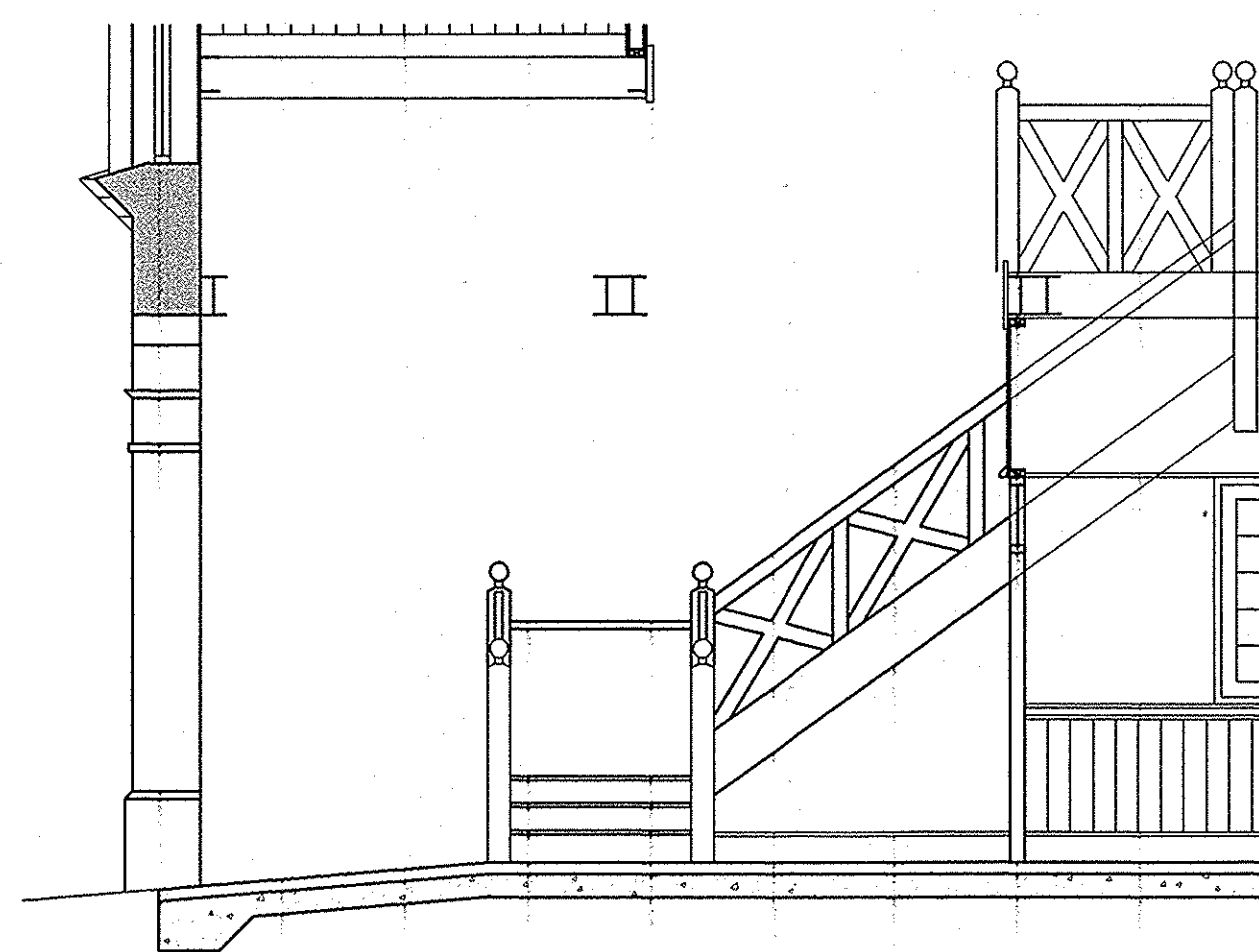


READING BOROUGH COUNCIL
AMENDED PLAN

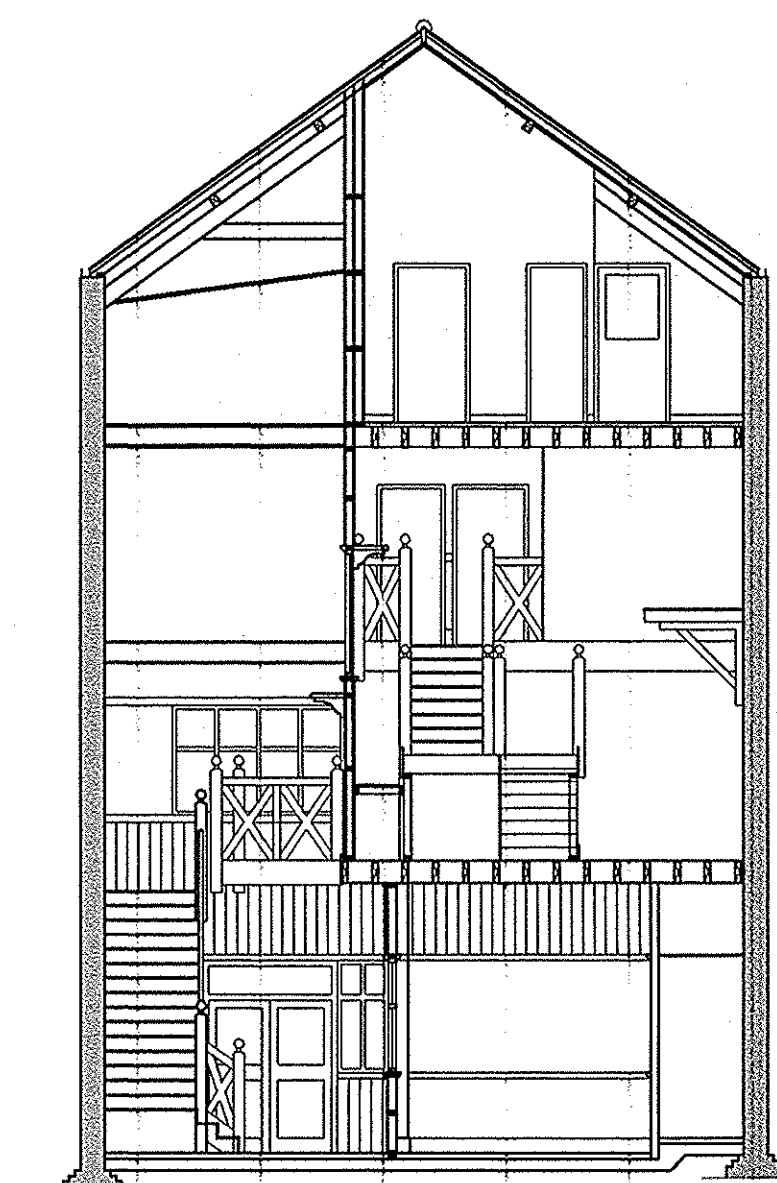
KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510858 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Bouna Cafe Ltd.		SCALE: 1:100/1:50	DATE: Aug 01
	JOB TITLE: Corn Exchange, Forbury Rd Reading		DRAWN BY/CHECKED BY: M.C. @ LLL	
	DRAWING TITLE: Listed Building Consent - Grd Plans		DRAWING NO.: 7334-01-09	
	REVISION: NOTES:		DATE:	



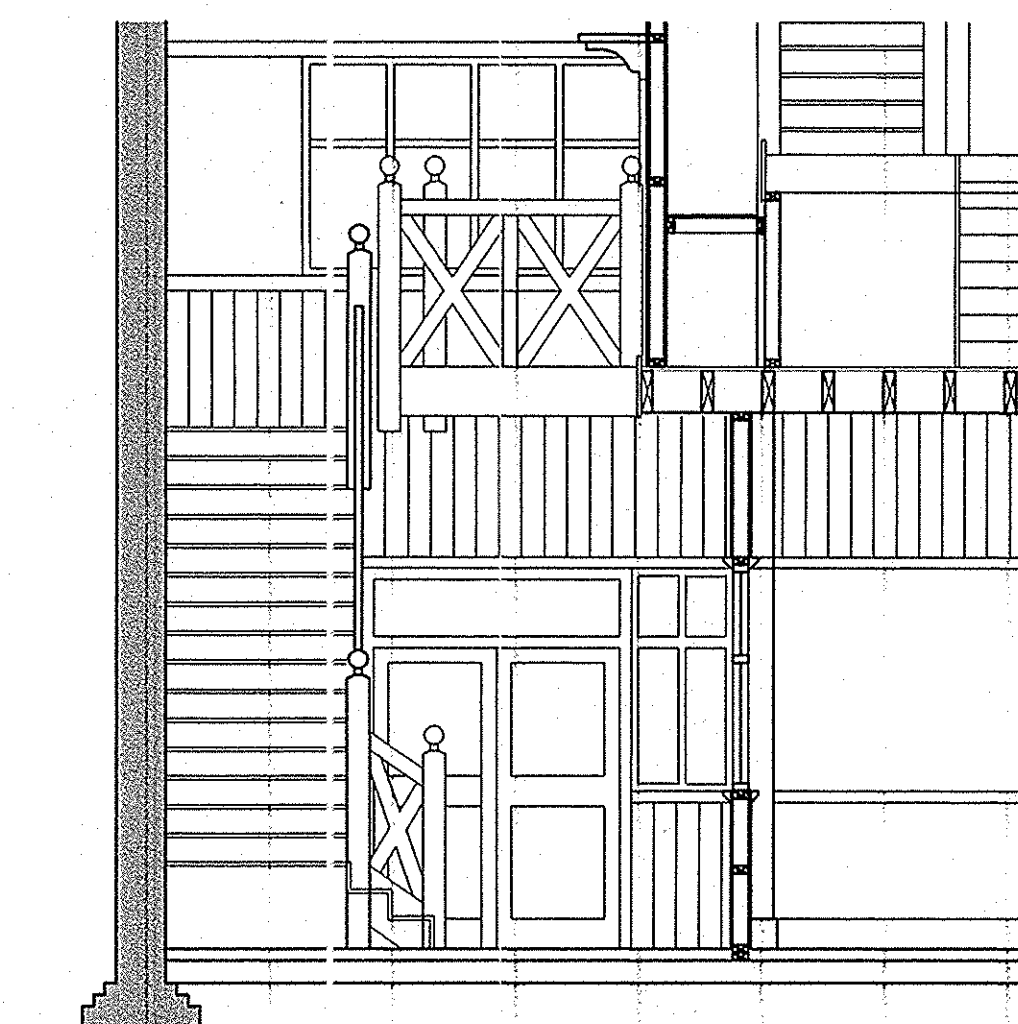
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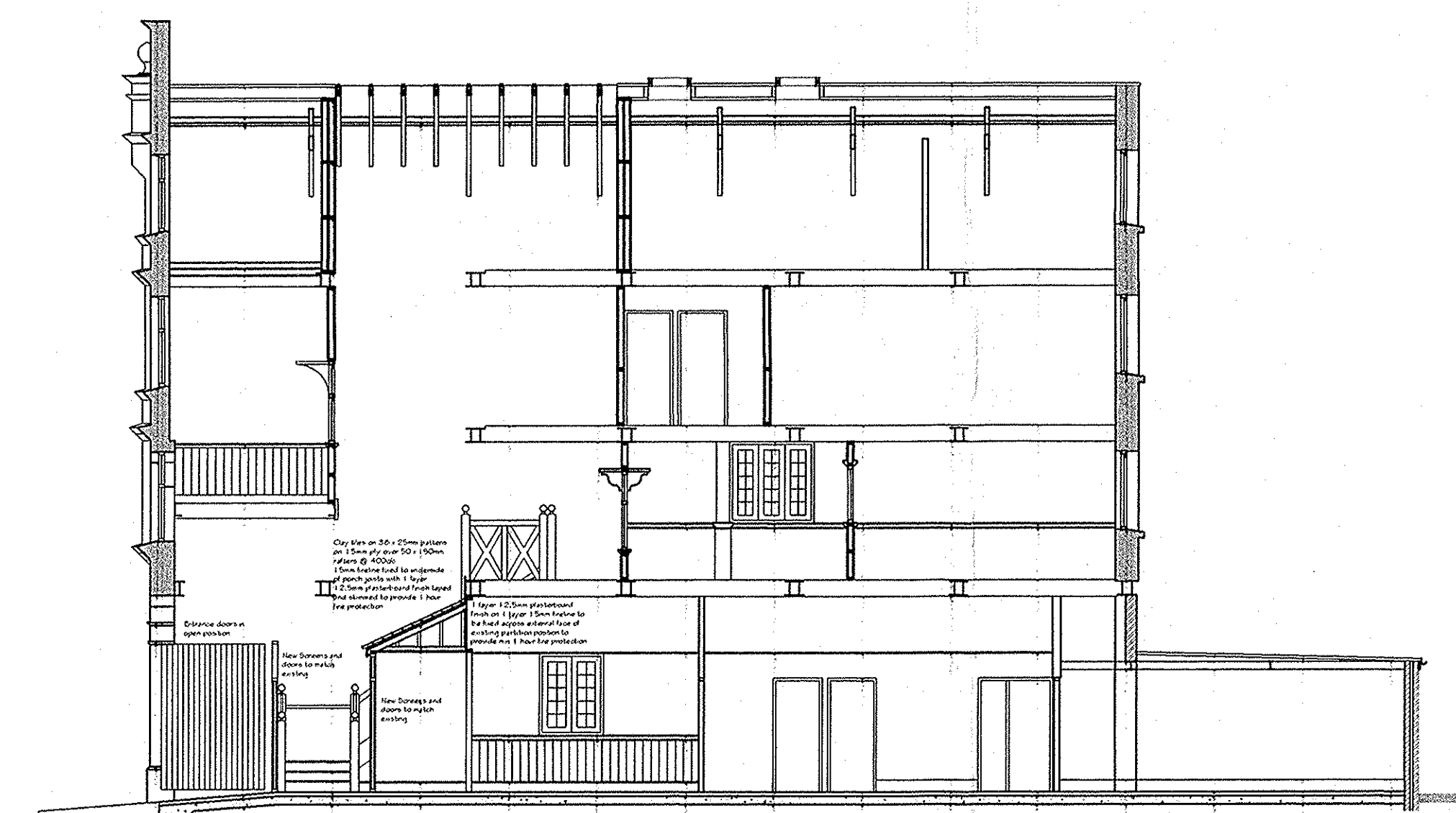
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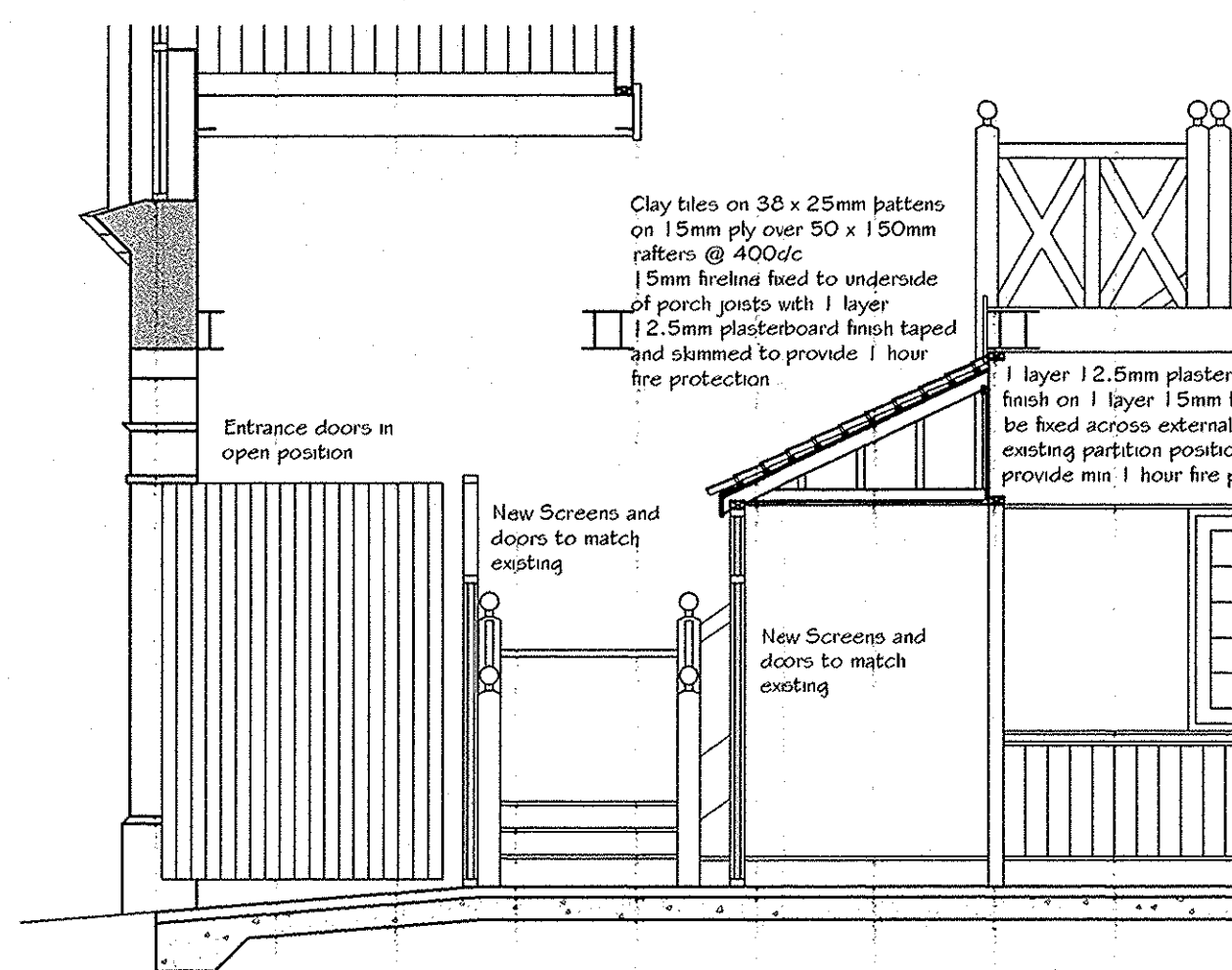
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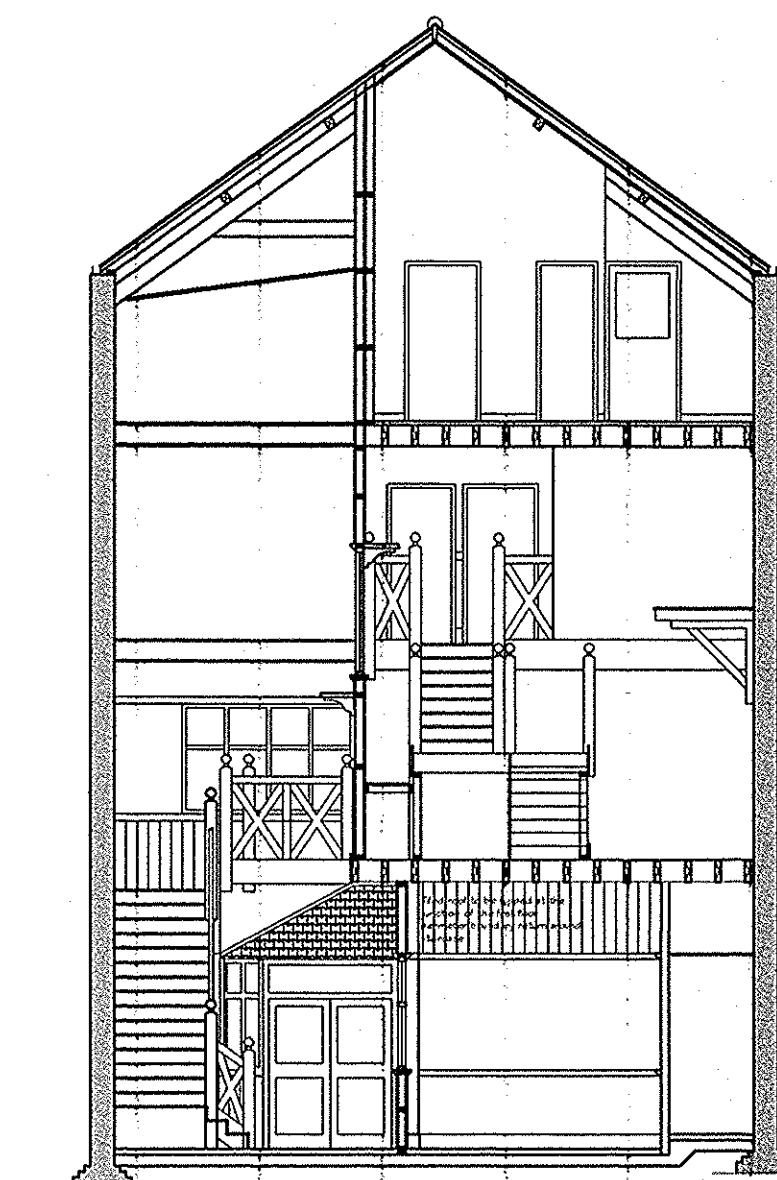
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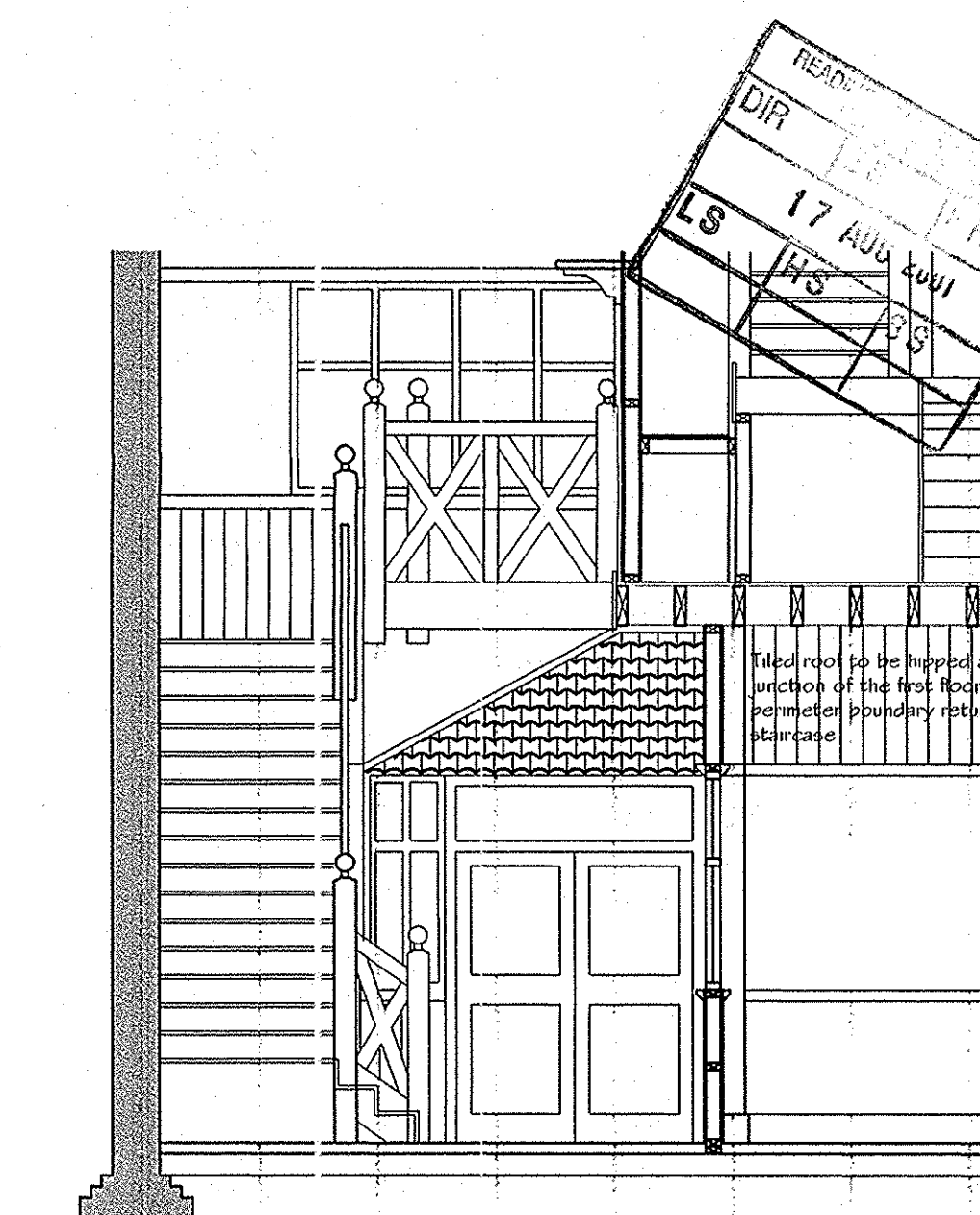
Proposed Section A-A
Scale 1:100



Proposed Entrance Detail
Scale 1:50



Proposed Section B-B
Scale 1:100



Proposed Entrance Detail
Scale 1:50

KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	NOTES:	
	CLIENT: Bouna Cafe Ltd.	SCALE: 1:100/1:50 DATE: Aug 01
	JOB TITLE: Corn Exchange, Forbury Rd Reading	DRAWN BY/CHECKED BY: M.C. @ LLL
	DRAWING TITLE: Listed Building Consent - Sections	DRAWING NO.: 7334-01-11

Appendix 5: Plan ref: 5954 / 08 rev. A

www.pegasusgroup.co.uk



PLANNING



DESIGN



ENVIRONMENT



ECONOMICS

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Querns Business Centre
Whitworth Road
Cirencester
Glos
GL7 1RT

Telephone: 01285 641717

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