



Reading
Borough Council
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**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: Fineline Architects
26 Hill Lands
Wargrave
RG10 8JY

Application No: 171341
Application type: Listed Building Consent

Applicant: Mr Tanveer Abbas

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

Proposal: Internal and external alterations associated with partial demolition of external wall and erection of single storey rear extension

At: St Johns Lodge 4 Star Road Caversham Reading RG4 5BS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 10 November 2017

Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: St Johns Lodge 4 Star Road Caversham Reading RG4 5BS

Application No: 171341

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The proposed development, due its scale, detailed design and appearance, would result in an overly large, incongruous, unsympathetic and dominant rear extension which reduces legibility, detrimental to the integrity and setting of the listed building, failing to preserve or enhance the character and appearance of this heritage asset. It would also result in the loss of historic fabric which contributes to the significance and special historic character of the Listed Building. The proposal would be contrary to Policy CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015) and the National Planning Policy Framework 2012.

INFORMATIVES

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

Drawing No: Location Plan PL.1200

Drawing No: Existing Block Plan

Drawing No: Existing Elevations Sheet 1 PL.1500

Drawing No: Existing Elevations Sheet 2 PL.1501

Drawing No: Existing Ground Floor Plan PL.1300

Drawing No: Existing First Floor Plan PL.1301

Drawing No: Existing Roof Plan PL.1302

Design and Access Statement by Fineline Architects

Heritage Impact Assessment by Fineline Architects

Received 4th September 2017

Drawing No: Proposed Ground Floor Plan PL.1310 Rev A

Drawing No: Proposed First Floor Plan PL.1311 Rev A

Drawing No: Proposed Roof Plan PL.1312 Rev A

Drawing No: Proposed Elevations Sheet 1 PL.1510 Rev A

Drawing No: Proposed Elevations Sheet 2 PL.1511 Rev A

Accompanying Statement by Fineline Architects

Received 6th October 2017

Heritage Impact Assessment by Artemis Heritage

Received 18th October 2017



Date: 10 November 2017

Head of Planning, Development
& Regulatory Services *J.B.M.*

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



Date: 10 November 2017

Head of Planning, Development
& Regulatory Services *J.P.M.*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the decision or such longer period as the Secretary of State may allow.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, 0303 444 5000, or online at www.planningportal.co.uk