



**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: Mr Sam Schrieber
Flat 1
24-26 Queens Road
Reading
RG1 4AU

Application No: 171048
Application type: Listed Building Consent

Applicant: Mr Sam Schrieber

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

Proposal: Replace wooden window frames with UVPC windows.

At: Flat 1 24-26 Queens Road Reading RG1 4AU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 21 August 2017

Head of Planning, Development
& Regulatory Services

LEB



Application At: Flat 1 24-26 Queens Road Reading RG1 4AU

Application No: 171048

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. By virtue of their material and appearance, it is considered that the white UPVC frames to the proposed new windows would not preserve or enhance the historic character and appearance of the application property. It is therefore considered that the application should be refused as it is contrary to Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Core Strategy 2008 (as amended).

INFORMATIVES

1. The documents considered under this Listed Building Consent are: Location Plan
Block Plan
Design and Access Statement
Window Specification Received 26th June 2017

2. The Local Planning Authority has worked with the applicant in a positive and proactive manner. The applicant has been given advice regarding how to overcome the issues. The applicant decided not to respond to the advice given and so it has not been possible to overcome these issues, hence the issuing of this notice of refusal of permission.

Date: 21 August 2017

Head of Planning, Development
& Regulatory Services

LEB

NOTES

APPEALS TO THE SECRETARY OF STATE

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

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