

**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: Pro Planning Solutions
23 Morgan Street
St Agnes
Bristol
BS2 9LG

Application No: 161337
Application type: Listed Building Consent

Applicant: Reading Real Estate Co. (UK) Ltd

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

Proposal: Proposed conversion of loft space to create a new unit with 3 dormers in the rear roof elevation

At: 36 Russell Street Reading RG1 7XH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 May 2017



Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The proposed development, by reason of the scale, appearance and siting of the three dormer windows, would be detrimental to the integrity and setting of the listed building and would fail to preserve or enhance the character and appearance of the conservation area. This would be contrary to Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Council LDF Core Strategy 2008 (altered 2015) and the National Planning Policy Framework 2012.

INFORMATIVES

The decision relates to the following drawings and documents:

Location Plan

Existing Basement and Ground Floor Plans Dwg 01

Existing First Floor and Roof Plans Dwg 02

Received 18th July 2016

Block Plans Dwg 08 REV A

Proposed Section Dwg 07 REV A

Proposed Elevations Dwg 06 REV A

Proposed Plans Dwg 05 REV A

Received 24th November 2016

Date: 25 May 2017



Head of Planning, Development
& Regulatory Services

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).