

**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: Indigo Planning
Toronto Square
Leeds
West Yorkshire
LS1 2HJ

Application No: 151617
Application type: Listed Building Consent

Applicant: Square Metre Properties Limited

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

Proposal: Listed Building Consent for internal alterations associated with the proposed change of use of the ground floor and basement from A1 use to a flexible A1/A2/A3 use (planning applicaiton ref. 151616)

At: 24 Queen Victoria Street Reading RG1 1TG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 11 May 2016



Head of Planning, Development
& Regulatory Services

LEB

Application At: 24 Queen Victoria Street Reading RG1 1TG

Application No: 151617

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The application fails to demonstrate that the proposal would not adversely affect the historic character of the Grade II listed building; contrary to Policy CS33 of the Reading Core Strategy 2008 (2015).

INFORMATIVES

1. The decision relates to the following drawings and documents:

Drawing ref. Site Location Plan

Drawing no. 326546-39-00A rev A - Basement Internal Area Plan

Drawing no. 326546-39-0A rev A - Ground Floor Internal Area Plan Indigo Letter ref. let.003.NP.GC.2079008 dated 10 September 2015 Indigo Heritage Statement Received on 11th September 2015

2. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application or provide additional information. The applicant chose not to withdraw the application or submit any additional details, hence the issuing of this refusal notice.

Date: 11 May 2016



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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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