

**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 Matthew Timms
65 Baker Street
Reading
RG1 7XY

Application No: 151637
Application type: Listed Building Consent

Applicant: Mr Matthew Timms

READING BOROUGH COUNCIL as local planning authority **REFUSE** Listed Building Consent for the following works:

Proposal: Waterproofing to basement level floors and walls

At: 65 Baker Street Reading RG1 7XY

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 3 December 2015



Head of Planning, Development
& Regulatory Services

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Application At: 65 Baker Street Reading RG1 7XY

Application No: 151637

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. In the absence of a suitable heritage statement justifying the use of the proposed mitigation in relation to the special character of the listed building, the proposal to install an internal, dimpled plastic membrane isolation barrier (Newton 508 Mesh) from floor to ceiling around the existing basement kitchen chimney and two basement front room exterior walls is considered to be an over engineered and overly intrusive solution to a damp ingress problem, which would be damaging to the integrity and fabric of the listed building; the removal of a portion of existing plaster and a quantity of 10mm Multiplug holes drilled into plaster at 250mm centre(s) is considered to be an unacceptably detrimental solution damaging to the internal fabric of a Grade 11 Listed Building.

For the above reasons, it is considered that the proposal would have an adverse impact on the listed building, and would not protect or enhance its character, contrary to policy CS33 Protection and Enhancement of the Historic Environment of the Reading Borough Core Strategy (2008).

2. The permission relates only to the following plans and drawings: Received on 24th September 2015

Drawing no - Land Registry Location Plan "A"

Drawing no - Block Plan "B"

Drawing no - 33648 LG PLAN - Floorplan

Reason: for the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

1. Applicants can often avoid refusals of planning permission by using the Council's pre-application advice service:

<http://beta.reading.gov.uk/planningadvice>

The Local Planning Authority would welcome the opportunity to discuss acceptable solutions with the applicant as part of a pre-application enquiry.



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2. It is a criminal offence under Section 9 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to execute or cause to be executed any works for the demolition, alteration or extension of a Listed Building in any manner which would affect its character as a building of special architectural or historic interest, without Listed Building Consent. The Act offers no immunity periods for unauthorised works. You are advised that this matter may become the subject of planning enforcement action and/or prosecution.

3. The determination of this planning application required no issues to be resolved so officers have worked positively and proactively to provide a recommendation for approval to be made within the target timescale for householder planning applications.

Date: 3 December 2015

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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).