

**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: SK Design Consultant
22 Netley Close
Caversham
Reading
RG4 6SR

Application No: 231773
Application type: Listed Building Consent

Applicant: Mr Azam Banaras

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

Proposal: Proposed part first floor side and rear extension to enlarge existing studio flat, new ground floor entrance and associated shopfront alterations.

At: 155-157 Southampton Street Reading RG1 2QZ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 March 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 155-157 Southampton Street Reading RG1 2QZ

Application No: 231773

Application type: Listed Building Consent

REASONS FOR REFUSAL

1. The proposed extension by reason of its excessive scale together with its unsympathetic form and appearance, and the proposed shopfront by reason of its unsympathetic form and appearance, would relate poorly to the existing listed building and result in a significant loss of historic fabric with consequent harm to its heritage significance and its future preservation. As such the proposal is contrary to paragraphs 205 and 208 of Chapter 16 of the NPPF (Dec 2023) and Policy EN1 of the Reading Borough Local Plan (2019).
2. Insufficient information has been submitted to demonstrate that the proposed kitchen exhaust vent would not result in harm to the appearance and character of the listed building, contrary to paragraphs 205 and 208 of Chapter 16 of the NPPF (Dec 2023) and Policy EN1 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. In reaching its decision, the Local Planning Authority received and assessed the following information submitted:

Heritage Statement (SK Design Consultant), dated 23/10/23
P1428-01 - Location & Block Plan, dated 10/23
P1428-02 - Plans & Elevations, dated 10/23
2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 18 March 2024



SDV

Assistant Director of Planning, Transport and
Public Protection 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 can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.