

**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: Mrs Gemma Beazley
The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: PL/24/1111
Application type: Listed building consent

Applicant: Royle Berkshire Developments

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

Proposal: Proposed restoration of brick boundary wall and paving of frontage and new bin store

At: 97 LONDON ROAD, READING, RG1 5BY

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 December 2024



Assistant Director of Planning, Transport and
Public Protection Services

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Application At: 97 LONDON ROAD, READING, RG1 5BY

Application No: PL/24/1111

Application type: Listed building consent (Alt/Ext)

REASONS FOR REFUSAL

1. The proposal would merge the front gardens of listed and unlisted properties, resulting in the loss of surviving natural features, historic layout, and legibility of the listed curtilage. Because of its unsympathetic design and unnecessary introduction of a formal bin store, the proposed development would adversely affect the character and appearance of the front garden, listed curtilage, and setting of the listed building. The works would, therefore, cause less than substantial harm at the moderate-high level on the special architectural and historic interest of the heritage asset contrary to Paragraph 213 of Chapter 16 (conserving and enhancing the historic environment) of the NPPF 2024, and Policies EN1 and EN6 of the Reading Borough Local Plan 2019.

INFORMATIVES

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

Design and Access Statement, The Keen Partnership, dated August 2024
9309-100.1 Location Plan, dated 27 August 2024
9309-100.2 Existing and Proposed Block Plan, dated 27 August 2024
Received by the LPA on 27 August 2024

2145 SK02 Proposed Landscaping Plans
2145 SK01 Proposed Landscaping Elevation
Received 4 December 2024

2. This listed building consent application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:
<https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>
3. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow consent to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse listed building consent has been taken.

Date: 18 December 2024



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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 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.

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