

**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 M D Motzen  
6 Grosvenor Way, London, United  
Kingdom, E5 9ND

Application No: PL/25/0564  
Application type: Listed building consent  
(Alt/Ext)

**Applicant:** LONDON STREET READING LIMITED

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

**Proposal:** Removal of existing modern partitions and addition of new partitions to facilitate a change of use of the first floor from office space to residential (2 x 3-bed flats).

**At:** 81 LONDON STREET, READING, RG1 4QA

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 30 June 2025



**Acting Assistant Director, Planning,  
Transport & Public Protection**

**Application At:** 81 LONDON STREET, READING, RG1 4QA

**Application No:** PL/25/0564

**Application type:** Listed building consent (Alt/Ext)

### **REASON FOR REFUSAL**

1. Insufficient detail has been submitted to the Local Planning Authority to demonstrate the proposed internal partition works would preserve and enhance the special historic character of the listed building, contrary to Policies EN1 and EN6 of the Reading Borough Local Plan, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the advice contained within the NPPF. Also, there is no accompanying planning permission allowing for the use of the first floor of the building to be used for residential purposes for which the proposed internal works are sought.

### **INFORMATIVES**

1. The following documentation and supporting plans have been considered in the determination of this application:
  - Listed Building Consent Application Form
  - Design and Access Statement
  - Heritage Statement
  - Location Plan - Planning Portal Reference: PP-13936013v1
  - Existing Ground Floor Plan – EX01
  - Existing First Floor Plan – EX02
  - Existing Second Floor Plan – EX03
  - Proposed Ground Floor Plan – PR01
  - Proposed First Floor Plan – PR02
  - Proposed Second Floor Plan – PR03

Received by the Local Planning Authority on 11 April 2025

Date: 30 June 2025



**Acting Assistant Director, Planning,  
Transport & Public Protection**

## 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 30 June 2025



**Acting Assistant Director, Planning,  
Transport & Public Protection**