

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/0975 Listed building consent (Alt/Ext)

Address: 15 GUN STREET, READING, RG1 2JR

Proposal: Re-painting of exterior (like to like) and replacement of signage

Applicant: Dr Thanongsitt Chuleekorn

Received date: 08/07/2025

Target Decision date: 03/10/2025 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is an end-terrace two-storey Grade II listed building on the south side of Gun Street. The property is in use as a restaurant/bar. The national listing reads as follows:

Public house, constructed during the C17, altered during the early C19 and further altered and extended during the late C20. The building is currently (2023) in use as a restaurant.

MATERIALS: the principal, north range and part of the eastern range is rendered externally, incorporating timber-frame construction. The late-C20 extension to the south is constructed of brick, partially timber clad and rendered externally. The roof covering is slate to the north roof slope of the north range and plain tile to the rest of the building.

EXTERIOR: the north range is of two storeys across three bays facing onto Gun Street, all under a pitched roof. The building sits considerably lower than the street level. On the ground floor is a modern door set centrally. To either side are a pair of early- to mid-C19 four-light shop windows with turned caps to the mullions. At the western end of the elevation is a blocked doorway. Above, the first floor contains three evenly sized openings, each containing a modern casement window. A brick chimney stack rises through the southern roof pitch adjacent to the blank, eastern flank wall.

Running south from the north range along the eastern plot boundary is a two-storey range under a steeply pitched roof. This range is understood to be a timber-framed construction. Adjoining this range to the south is a late C20 extension of two storeys with a cross-wing projecting to the west. A one-storey pitched-roof extension projects south from the north range along the western plot boundary. A brick chimney stack rises through the roof ridge at the point at which it adjoins the principal, north range. The area to the south of this range has been infilled with a single-storey, flat-roofed extension. The building has a rear courtyard to the south which backs onto the Hogsmill River.

The application site is also within the St Mary's Butts/Castle Street Conservation Area.



Figure 1 Front elevation - no changes proposed



Figure 3 Rear elevation - old advertising to be painted over in matching grey.



Figure 2 Side elevation - see proposed elevations.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for the re-painting of the exterior façade where the logo/advertising for the previous occupier/restaurant is currently, to be re-painted with the new name of the restaurant.



Figure 4 Proposed Elevations

2.1. Information submitted:

- Heritage Statement, received 8 July 2025
- Location Plan, received 8 July 2025
- Floor Plans, received 8 July 2025
- 07/894/205.D Proposed Signage Elevations, received 14 August 2025

3. RELEVANT PLANNING HISTORY

- PL/25/0819 - Replacement of existing signage on the building at the front and rear, using the same materials with updated text and a new name (partially retrospective, amended description). Advert consent granted.
- PL/16/2113 - Display of smoking gun graphic and associated signage on side elevation wall (retrospective). LBC refused.
- PL/16/2112 - Display of smoking gun graphic and associated signage on side elevation wall (retrospective). Advert consent refused.
- PL/16/0286 - Display of externally illuminated fascia sign on front elevation & non-illuminated fascia sign on rear elevation, internally located & illuminated neon signs on front & rear elevations, painted signage on side and rear elevations (retrospective) (amended description). Advert consent granted.
- PL/16/0288 - Various external and internal alterations including painting / illustrations to building, signage and internally located neon signs (retrospective) (amended description). LBC granted.
- PL/16/0285 - Various external alterations including painting/illustrations to building (retrospective) (amended description). Planning permission granted.
- PL/15/1463 - Various internal and external alterations including new balustrade to front forecourt; new bin enclosure and balustrade to rear; new extract, fenestration and associated alterations (amended description). LBC granted.

- PL/15/1462 - New balustrade to front forecourt; new bin enclosure and balustrade to rear; new extract, fenestration and associated alterations (amended description). Planning permission granted.
- PL/15/0027 - Existing restaurant fittings removed and replaced with new counters etc. Internal alterations to ground floor wc layout, staircase enclosure and new opening to kitchen internally. New interior lobby - entrance relocated from centre doors to door at right hand end of frontage. New easy stepped access and balustrade to front forecourt and new bin enclosure to rear yard. Application withdrawn.
- PL/15/0020 - New stepped access and balustrade to front forecourt and new bin enclosure to rear yard. Application withdrawn.

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objections.
- Reading CAAC – No comments received.

A site notice was displayed on site. No letters of representation were received.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Conservation Principles Policies and Guidance, Historic England 2008

HEAG125 Listed Buildings and Curtilage

HEAG304 Listed Building Consent

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

Other documents

St Mary's Butts/Castle Street Conservation Area Appraisal 2008

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected

characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. APPRAISAL

Policy EN1 requires proposals to protect and, where possible, enhance the significance of heritage assets and their settings, as well as the historic character and local distinctiveness of the area in which they are located.

Policy EN3 states *“Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”*

The proposed external painting has been reduced at the advice of the RBC Conservation Officer as part of a separate Advert Consent application. The schedule of external painting is now greatly reduced and includes covering the existing advertising on the rear elevation (Fig. 2) and repainting a new proposed advert/logo on the site elevation (Fig. 3, 4). The paint type specified on the proposed plans is considered acceptable. The colour and size of the proposed painting is considered sympathetic and not overly dominant.

Overall, the application is not considered harmful to the character of the listed building, nor the wider setting of the Conservation Area, and is therefore considered acceptable.

7. CONCLUSION

The proposed development has been assessed in line with nationally and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended conditions:

1. Time Limit (standard)
2. Approved Plans
3. Materials and paint type as specified