

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full planning permission

To: Mr Graham Madigan
Silverstream House,
45 Fitzroy St,
London,
W1T 6EB

Application No: PL/24/1521
Application type: Full planning permission

Applicant: Mr Manny Safern

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Change of use of the ground and first floor from public house (sui generis) to commercial (Class E (a) or (b)) with associated internal alterations.

At: ROYAL ALBION HOTEL PH, 642 OXFORD ROAD, READING, RG30 1EH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6 October 2025



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

Application At: ROYAL ALBION HOTEL PH, 642 OXFORD ROAD, READING, RG30 1EH

Application No: PL/24/1521

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed change of use would lead to the permanent loss of the Royal Albion public house, a valued community facility in a prominent location on the Oxford Road. There is a failure to demonstrate that there is no longer a need for the facility, that its function can be adequately fulfilled by alternative provision and that the continued use as a public house would result in an unacceptable impact on the local area. In addition, the property/site is not considered to have been marketed adequately for the continued use as a public house. As such, the proposal does not meet any of the criteria set out in Policy RL6 of the Reading Borough Local Plan (2019), which seeks to protect leisure facilities and public houses. It is also contrary to Paragraph 93 of the National Planning Policy Framework (NPPF), which requires planning decisions to guard against the unnecessary loss of valued community facilities.
2. There is a failure to demonstrate that the development will not result in a noise disturbance to neighbouring residents. The proposed change of use would result in changes to the proposed hours of opening as stated operating on site between 5:00 and 23:00, change in type of offering and or food preparation and due to the absence of information regarding any additional plant, kitchen equipment or flue and given the potential use of the site, the proposal raises concerns regarding the impact of noise, odour and disturbance on neighbouring amenity and the character of the area. This is contrary to Policy CC7 Design and the Public Realm, EN16 Pollution and Water Resources, and EN17 Noise Generating Equipment of the Reading Borough Local Plan (2019) and Paragraph 198 of the National Planning Policy Framework (NPPF), which requires taking into account the likely effects of pollution on health.
3. The proposed layout does not demonstrate that future staff and any other business visitors would have sufficient and inclusive access to the first floor from the ground floor level, leading to harm to the ability to access necessary facilities for staff of the proposed use. This inequality of access would be contrary to the requirements of Policy CC7 Design and the Public Realm of the Reading Borough Local Plan (2019) which seeks to ensure high standards of design and accessibility and Paragraph 135 f) of the National Planning Policy Framework (NPPF), which requires places are safe, inclusive and accessible.

Date: 6 October 2025



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

INFORMATIVES

1. Refused plans

Location plan

As received 15 November 2024

P01 C Basement & ground floor plans as proposed

P02 A First floor & Section AA as proposed

P10 C Block Plan

Planning Statement for proposed change of use V5 4 April 2025, H+M

As received 8 April 2025

Albion - Marketing Report (Savills)

Royal Albion Public House and Community Needs Assessment, M&M Property
Investment, July 2025

As received 5 August 2025

For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

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 and therefore the decision to refuse planning permission has been taken.
3. This planning 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/>
4. Inconsistent information has been provided regarding the proposed change of use of the property to determine the intensification of use of a class E a) or b) use and the proposed use of the first floor.
5. Additional planning permission may be required for any intensification of use ie as a drive through or take away which would involve an intensification of use of the site and require additional transport evidence and highway safety reports.

Date: 6 October 2025



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

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

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.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.