

**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 Michael Gilbert
Mike Gilbert Planning
62 Broadmarsh Lane
Freeland
Witney
OX29 8QR

Application No: PL/25/0721
Application type: Listed Building Consent
(Alt/Ext)

Applicant: Mr Daniel Ede

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

Proposal: Works associated with change of use from 21-room large HMO (Sui Generis) to 8x flats (C3)

At: THE ROEBUCK, OXFORD ROAD, TILEHURST, READING, RG31 6TG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 November 2025



SDV

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

Application At: THE ROEBUCK, OXFORD ROAD, TILEHURST, READING, RG31 6TG

Application No: PL/25/0721

Application type: Listed building consent (Alt/Ext)

REASONS FOR REFUSAL

1. The proposed development by reason of its unsympathetic internal layout and internal interventions would result in harm to the significance of the listed building, contrary to Policy EN1 of the Reading Borough Local Plan 2019 and Paragraph 213 of the NPPF 2024.

INFORMATIVES

1. The decision relates to the following submitted drawings and documents:
 - Affordable Housing Viability Assessment, BNPPRE, dated January 2025
 - Heritage Impact Assessment, HCUK, dated February 2025
 - Planning Statement, Mike Gilbert Planning, dated May 2025
 - TIL1 P 01 Location Plan
 - TIL1 P 03 Existing GF plan
 - TIL1 P 04 Existing FF plan
 - TIL1 P 05 Existing SF plan
 - TIL1 P 06 Proposed GF plan
 - TIL1 P 07 Proposed FF plan
 - TIL1 P 08 Proposed SF planReceived by the LPA on 14 May 2025
 - Preliminary Roost Assessment, Arbtech, dated 17 September 2025, received by the LPA on 16 October 2025
 - TIL1 P 02 A Site Plan, received by the LPA on 27 October 2025
 - Noise & Vibration Assessment Report, Walker Beak Mason Ltd, dated 29 October 2025, received by the LPA on 30 October 2025
2. 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/>

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3. 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.

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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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