

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/1266 Listed building consent (Alt/Ext)

Address: 7 GUN STREET, READING, RG1 2JR

Proposal: Remodelling of store

Applicant: Mr Ram Lama

Received date: 08/09/2025

Target Decision date: 24/11/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The site consists a Grade II listed mid-terrace building fronting Gun Street. The building is in use as a Class E (a) retail unit (as a shop other than for the sale of hot food), and is currently occupied by a sandwich shop.

The application site is also within the St Mary's Butts/Castle street Conservation Area and there are a number of listed buildings in the vicinity.

Official listing summary

Summary

Late-C18 or early-C19 building with C20 rear extension, originally part of a larger house.

Reasons for Designation

7 Gun Street is listed at Grade II for the following principal reasons:

Architectural interest:

** as a late-C18 or early-C19 building which contributes to Reading's rich and varied architectural character.*

Historic interest:

** as part of the urban development of Reading's ancient core.*

Group value:

** the building is in close proximity to a number of listed buildings and contributes to a strong historic streetscape.*

A site visit was carried out by the case officer and the Conservation officer on 20 October 2025.

Site visit photos



2. PROPOSAL AND SUPPORTING INFORMATION

The works comprise the internal remodelling of Subway retail unit.

Works proposed include:

The replacement and amendment to the layout of the hot and cold sandwich preparation units, shop fittings, internal branding and seating.

Self-ordering Kiosks and menu boards

The heritage statement submitted states that all works proposed are reversible, focus on equipment within the unit and no changes are proposed to the external frontage of 7 Gun Street or to the internal historic fabric of the building.

Information submitted

Location plan

Heritage statement

As received 8 September 2025

44380-ORM - R2 Layout Plans and works schedule including:

44380 Fresh Forward 2.0 remodel sheet 1: 1 furniture and equipment, 2 Dimension & electrical plan

44380 Fresh Forward 2.0 remodel sheet 2: 1 floor finish plan, 2 ceiling & lighting plan

44380 Fresh Forward 2.0 remodel sheet 3: 1 wall finish plan

As received 4 November 2025

Relevant planning history

08/0727 LBC Retrospective application for redecoration, rewiring, installation of suspended ceiling, plumbing alterations and floor tiling. Permitted 16/01/2009

07/1560 ADV New fascia panel, letters and overhead trough light, and internal menusigns. Withdrawn 07/04/2008

07/1503 LBC Installation of fascia sign. Permitted 14/04/2008

07/0723 FUL Change of use from A1 (retail) to A5 (Hot food takeaways). Withdrawn 10/09/2007

03/1164 FUL Amended: Extend existing bar at 9. Retain gf and basement at 7 and 8 for retail (A1). Use of upper floors of 7 and 8 as offices (B1a) and ancillary staff accommodation. Erect 3-storey extension for use as a venue for live entertainment (D2). Permitted subject to a legal agreement 22/12/2003

03/0922 LBC Demolition and extension of buildings. Internal alterations, repointing brickwork, repositioning windows. Permitted 22/12/2003

03/0798 LBC Removal of internal stairs; rear extension for new stairs; internal alterations to provide bathrooms and restoration of roof to No. 7 Gun Street. Withdrawn 19/08/2003

03/0797 FUL Change of use of ancillary space above shops to hostel. Extension at rear to form staircase and remodel roof of No. 7 Gun Street. Withdrawn 19/08/2003

3. CONSULTATIONS

The following were consulted:

- Burcu Can Cetin – No objections subject to conditions.
- RBC Transport Dev- No objections were raised.
- RBC Environmental protection – No objection, as no new plant is proposed.
- Reading Civic Society – No objections made at the time of writing this report
- Conservation Area Advisory Committee Consultations - No objections made at the time of writing this report

A site notice was displayed on site on 2 October 2025 and an advert was placed in a local newspaper.

No letters of representation have been received.

Communications with the agent

The applicant explained that discussions were ongoing to make minor amendments to the proposed plans. Revised plans were submitted on 4 November 2025, a deadline was provided of the 18 November 2025 for any further revisions to be provided or a recommendation would be made. The recommendation is based on plans as submitted on 4 November 2025.

4. 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 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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 2008

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

OU5: SHOPFRONTS AND CASH MACHINES

Other documents

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

Design Guide to Shopfronts SPD (2022)

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.

5. APPRAISAL

Policy EN1 states "Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings."

Policy EN3 states “The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”

Details of proposed works have been submitted to evidence the scale of works proposed to the inside of the shop unit. A site visit by the case officer and the RBC Conservation officer established that the works would involve updating the layout and decoration of the interior with a less than substantial harm to the listed building. The RBC Conservation Officer raised no objections to the proposal.

No changes to the external elevations are proposed and the works will be inside with limited impact on the streetscene or to St Marys Butts/ Castle Street Conservation area and the surrounding area. As such, the proposal is considered acceptable, in accordance with planning policies EN1 and EN3, and recommended for approval

6. CONCLUSION

The application for the internal remodelling of 7 Gun Street is considered to have a negligible impact on the fabric of the listed building and St Marys Butts/Castel Street Conservation Area has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

7. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended Conditions:

1. Time
2. Approved Documents
3. Materials/finishes

Informatives:

1. Terms
2. Positive and Proactive - Approval
3. Encroachment