

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/25/1449 Listed building consent (Alt/Ext)

Address: 8A, QUEEN VICTORIA STREET, READING, RG1 1TG

Proposal: Proposed replacement sash windows in listed building

Applicant: MR MAUSAM SHRESHTHA

Received date: 09/10/2025

Target Decision date: 26/01/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site relates to a flat located on the top floor of 8 Queen Victoria Street in the Reading Central Core. The site is a designated primary frontage and is Grade II listed. The official listing reads as follows:

A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 ½ storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street.

List entry number: 1113564



Figure 1 Upper floors at the front of 8 Queen Victoria Street. Image taken by case officer on 8 December 2025.

2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought for the proposed replacement of existing timber single-glazed sash windows at the front and rear elevations of the entire building (apart from the ground floor shopfront) with similar timber sash windows with double-glazing.



2.1. Information submitted:

Heritage Statement, received 1 December 2025
 Design and Access Statement, received 7 November 2025
 Location Plan, received 9 October 2025
 Block Plan, received 9 October 2025
 1885-1A – Existing Plan, received 7 November 2025
 1885-2A – Existing Elevations, received 7 November 2025
 1885-3A – Proposed Plan, received 7 November 2025
 1885-4A – Proposed Elevations, received 7 November 2025

3. RELEVANT PLANNING HISTORY

- PL/90/0141 New shopfront – Application refused.
- PL/90/0142 New shopfront – Application refused.
- PL/92/0787 Internal alterations – Application permitted.
- PL/93/0570 New shop front – Application permitted.
- PL/93/0001 New shop front - Application permitted.
- PL/93/0897 Removal of dry rot infested redundant modern secondary staircase in rear addition
- PL/08/1158 Externally illuminated fascia sign and internally illuminated hanging sign both with white lettering on dark brown background (amended description). – Application permitted.
- PL/08/1559 Fascia sign and projecting sign. Alterations including new rear door position, new basement staircase and extract ventilation ductwork together with glass-enclosed kitchen and new disabled toilet (amended description). – Application permitted.

- PL/08/1466 Change of use from A1 to A3 restaurant and use of pavement bordering pedestrianised street for new tables, seats and umbrellas. Alterations including new rear door position and external extract ventilation ductwork. – Application withdrawn.
- PL/09/1580 Externally illuminated fascia sign and retractable awning. Application withdrawn.
- PL/09/1724 Discharge of condition 4 relating to permitted application 09/01036/FUL. Conditions discharged.
- PL/09/0165 Listed building consent for externally illuminated fascia sign and canvas awning. Application permitted.
- PL/09/0644 Discharge of condition 2 relating to planning consent 08/01626/LBC. Application withdrawn.
- PL/09/0599 Change of use from A1 to A3 restaurant at basement and ground floor levels and use of outside pavement for tables and seating (change of use from highway to A3). (Resubmission of 09/00279/FUL) (amended description). Application permitted.
- PL/09/0928 Discharge of condition 5 relating to planning consent 08/01626/LBC. Split decision.
- PL/09/0444 Change of use from A1 to A3 restaurant and alteration to rear elevations involving relocation of doorway and installation of extraction ducting (Resubmission of planning application 08/01625/FUL). Application permitted.
- PL/09/0199 Works associated with the change of use to restaurant, including new stairs to basement; removal of existing stairs; external venting pipework at rear; and new disabled toilets (amended description).
- PL/09/0976 Advertisement consent for externally illuminated fascia sign and retractable awning (Resubmission of 09/01116/ADV) – Application permitted.
- PL/09/1516 1. Discharge of condition 4 of permitted application 09/01037/LBC 2. Discharge of condition 3 of permitted application 09/01653/ADV 3. Discharge of condition 3 of permitted application 09/01654/LBC. – Conditions discharged

4. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – Objection received; no justification submitted for the proposed works.

A site notice was erected 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

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

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 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.”

Paragraph 212 of the NPPF (2024) states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 states “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

The submitted planning statement fails to identify the significance of the existing windows; it is unknown whether the windows are original. There was also no condition survey or assessment submitted, to detail the current condition of the windows, however, it is identified in the planning statement that the windows are “not beyond repair”. Historical England advice note on Traditional Windows (2017) encourages the retention of original windows to maintain and enhance the significance and appearance of listed buildings and the wider street setting. As it is suggested that the windows could be repaired, there is insufficient justification for their replacement. The proposal is therefore not considered acceptable.

7. CONCLUSION

Insufficient information has been submitted to justify the proposed works, as such the proposal is not considered acceptable.

8. RECOMMENDATION

REFUSE LISTED BUILDING CONSENT

Due to the following reasons:

1. Insufficient information has been submitted to justify the proposed replacement of windows without which it is not possible to assess the level of harm to the listed building, and therefore, whether the proposal would result in the degradation of the listed building. The proposal is therefore contrary to Policies EN1 and EN6 of the Reading Borough Local Plan 2019 and Paragraphs 212 and 213 of the NPPF 2024.