

**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 Oneil A Springer
Oasis Planning
20 Wantage Road
READING
Berkshire
RG30 2SE

Application No: PL/25/1449
Application type: Listed building consent
(Alt/Ext)

Applicant: MR MAUSAM SHRESHTHA

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

Proposal: Proposed replacement sash windows in listed building

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

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26 January 2026



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

Application At: 8A, QUEEN VICTORIA STREET, READING, RG1 1TG

Application No: PL/25/1449

Application type: Listed building consent (Alt/Ext)

REASONS FOR REFUSAL

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.

INFORMATIVES

1. The decision relates to the following submitted drawings and documents:

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
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/>
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.

Date: 26 January 2026



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**Acting Assistant Director, Planning,
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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.

Date: 26 January 2026



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