



HERITAGE STATEMENT

Rear Extension to
50 Mount Pleasant, Reading, RG1 2TD

Prepared for: Hive Architects

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 50 Mount Pleasant, Reading, RG1 2TD

Local Authority: Reading Borough Council

Conservation Area: None

Building Use: Commercial (Offices)

Listing Status: Grade II List entry no. 1113541

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	N
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Project Overview:

A revised rear extension following the approval of Demolition of C20th rear wing, conversion of offices and remodelling of rear addition to form 4x1 bed No. Flats with bike storage, amenity space and bins/recycling facilities approved under application PL/23/1866 and PL/23/1865.



Photo 1 – View of front elevation (east)

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD



Photo 2 and 3 – View of front elevation



Photo 4 and 5 – View of side elevation (northeast)

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD



Photo 6 and 7 – View of side elevation (north)



Photo 8 and 9 – View of rear elevation (west)

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD



Photo 10-12 – View of front garden and entrance to basement (north elevation)

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

Drawings and Documents provided by Client:

List of documents provided:

-  2787 30P1 LOCATION AND BLOCK PLAN
-  2787 301P4 EXISTING PLANS WITH ALTERATIONS TO EXISTING FABRIC
-  2787 302P4 PROPOSED PLANS
-  2787 303P4 EXISTING AND PROPOSED ELEVATIONS

Schedule of Intervention:

The following outlines the proposed intervention including:

- *What is being changed, added, removed, or altered*
- *The scale and extent of the intervention*
- *Materials, design, and methods*
- *Whether the change is reversible or permanent*

This review focuses upon the proposed rear extension only and not the previously approved aspect of the main building approved under application PL/23/1866 and PL/23/1865.

- Removal of the rear wings (approved under application PL/23/1866 and PL/23/1865)
- Removal of far left hand window and forming of new opening (approved under application PL/23/1866 and PL/23/1865).
- Removal of 2no additional rear ground floor windows.
- New GF extension across the length of the rear of the existing building.

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

Setting Overview/ Context:

The site is a mile south of the centre of the town of Reading to the west side of Mount Pleasant that runs north south in orientation. It sits within a predominantly residential area with the majority of the surrounding buildings being two storey terraced Victorian housing.

The property is four storey, including basement along with its immediate neighbours to the south. It is a semi detached property that is currently unoccupied and was used until recently as offices.

It has a red brick walls, with a small amount of flint on the lower walls of the side elevation, with a twin peak clay tile roof and red brick chimneys. The front elevation has a parapet wall junction with the roof whilst the rear has a traditional eaves detail and rainwater gutters and downpipes.

The ground floor is elevated from the street level by half a storey and the front elevation is classically proportioned. The front windows are traditional timber sashes, 6 over 6, and the rear are newer timber casement windows with bars internally. Over the centrally placed traditional timber panel front door there is an ornate timber porch with a leaded roof.

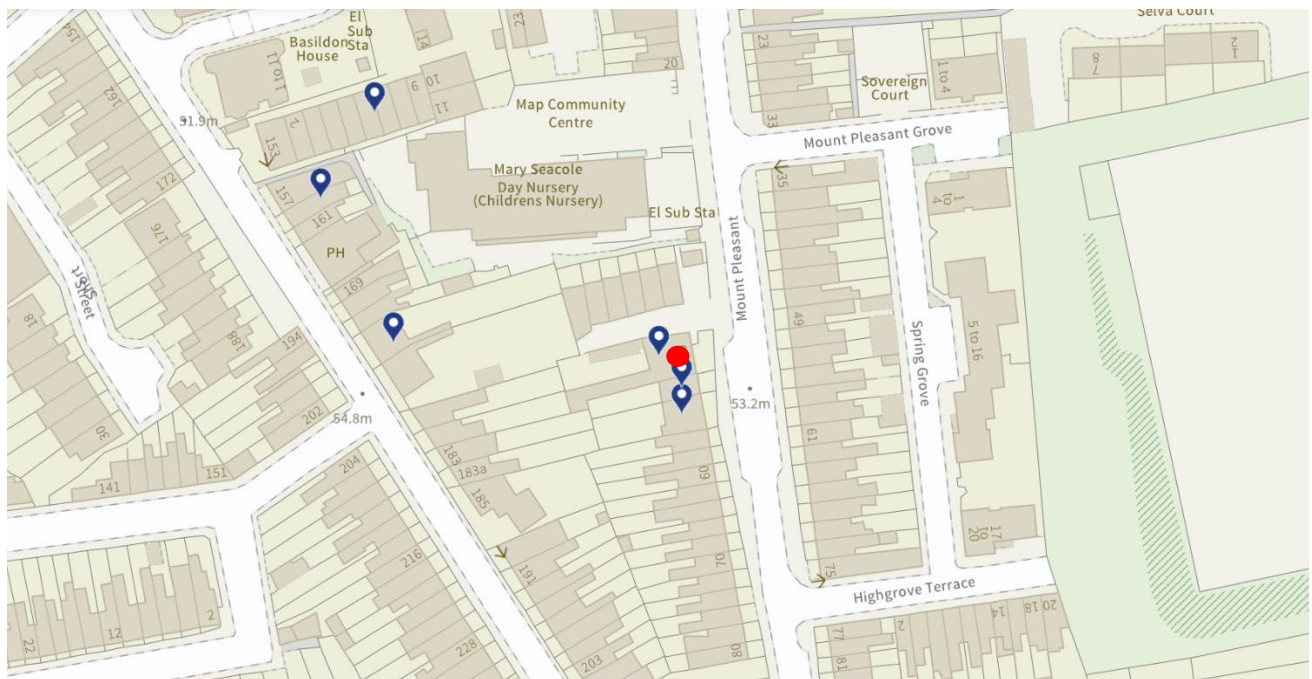
There is a short front garden covered in gravel behind a short brick wall with metal railings over.

To the rear of the property are a number of low quality single storey rear extensions. The rear garden is covered in rubble and lacking any features.

The property is Grade II Listed, as are its town neighbours to the south, and is not within a Conservation Area.

The building and its site are in a poor condition and in need of maintenance.

Setting: Urban Area



Map taken from Historic England Listing Database. Property shown with a red dot.

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

Site Planning History:

PL/23/1865 - Demolition of C20th rear wing, conversion of offices and remodelling of rear addition to form 4x1 bed No. Flats with bike storage, amenity space and bins/recycling facilities.

Received: 27/12/2023 Decided: 24/3/2026 Decision: Approve with Conditions

PL/23/1866 – LB consent Demolition of C20th rear wing, conversion of offices and remodelling of rear addition to form 4x1 bed No. Flats with bike storage, amenity space and bins/recycling facilities.

Received: 27/12/2023 Decided: 24/3/2026 Decision: Approve with Conditions

PL/05/0445 - Certificate of lawfulness for existing use as a car repair business (re-submission of planning application 05/00188/CLE)

Received: 08/4/2005 Decided: 02/6/2005 Decision: Approve

PL/05/0362 - Certificate of lawfulness for existing use as a car repair business

Received: 18/2/2005 Decided: 13/4/2005 Decision: Withdrawn

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

Impacted Heritage Assets:

The building sits neither within nor directly outside a Conservation Area.

The building is Grade II Listed.

Official list entry

Heritage Category: Listed Building
Grade: II List Entry Number: 1113541 Date first listed: 22-Mar-1957
List Entry Name: 50, MOUNT PLEASANT
Statutory Address 1: 50, MOUNT PLEASANT

Location

Statutory Address: 50, MOUNT PLEASANT District: Reading (Unitary Authority)
Parish: Non Civil Parish National Grid Reference: SU 71919 72571

Details

MOUNT PLEASANT 1. 5128 (West Side) No 50 SU 7172 NE 4/214 22.3.57. II GV 2. 1727 (Deeds). 2 storeys, attic and basement. Silver grey brick with red quoins and window surround. Rubbed brick window arches. String at 1st floor level. Moulded brick cornice, parapet with old tile roof. 2 hipped casement window dormers. Glazing bar sash windows, 4 on 1st floor. 6 panel door with rectangular overlight and early C19 trellis porch. Early C19 spearhead rails and gate with square standards topped with urns on stone base to road. Interior: very good panelling on 1st floor (fireplace in front room has fluted frieze). Contemporary marble fireplace in ground floor front room, also panelled. Listing NGR: SU7191972571

The building is within the context of a Listed Building.

Official list entry

Heritage Category: Listed Building
Grade: II List Entry Number: 1321907 Date first listed: 14-Dec-1978
List Entry Name: 52, MOUNT PLEASANT
Statutory Address 1: 52, MOUNT PLEASANT
District: Reading (Unitary Authority)
Parish: Non Civil Parish National Grid Reference: SU 71924 72564

Details

MOUNT PLEASANT 1. 5128 (West Side) No 52 SU 7172 NE 4/213 II GV 2. Late C18. 3 storeys, red brick. Old tile roof. 6 panel door in recessed brick arch with blank tympanum. Glazing bar sash windows, 1 on ground floor and 1 central window on 1st floor. 2 small windows on 2nd floor. Parapet renewed. Early C19 arrow head railings. Included for group value. Listing NGR: SU7192472564

Heritage Category: Listed Building

Grade: II List Entry Number: 1113542 Date first listed: 22-Mar-1957
List Entry Name: 54, MOUNT PLEASANT
Statutory Address 1: 54, MOUNT PLEASANT
District: Reading (Unitary Authority) Parish: Non Civil Parish National Grid Reference: SU 71924 72558

Details

MOUNT PLEASANT 1. 5128 (West Side) No 54 SU 7172 NE 4/212 22.3.57. II GV 2. Early C19. 3 storeys. Red brick, now painted. Slate roof. 3 windows to upper floors, glazing bar sashes, contemporary wrought iron guard rails on 1st floor. Modern casements on 2nd floor. Central door with raised and fielded panels, fanlight of curved and circular glazing pattern, recessed brick arch. Contemporary spearhead rails and gates and square standards topped with urns, on stone base, to road.
Listing NGR: SU7192472558

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

We have used the following levels and definitions within this report to grade 'Significance':

Level	Meaning
Exceptional	National or international importance
High	Strong regional or national value
Moderate	Local importance with some wider interest
Low	Limited heritage value but still contributes
Neutral/Negative	No heritage value or detracts from significance

Evidential/ Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

There are 2 results on the Berkshire Archaeology HER within 100m and 18 results within 250m showing that there is high archaeological potential in the local area. Housing in the local area is showing in the 1660 mapping and excavations at the nearby 40 Silver Street for student accommodation uncovered the remains of two mediaeval tile kilns, a suspected 16th century domestic oven and two nineteenth century wells,

The previous applications PL/23/1866 and PL/23/1865 included new rear extensions and raised no concerns in regards to archaeology likely due to the extent of past disturbance to the existing ground to the rear of the property.

Resource Summary Results



The Berkshire Archaeology Historic Environment Record (HER) is a record of the known archaeology and historic environment within the 5 Unitary Authorities areas in the east of Berkshire - Reading Borough Council, Wokingham Borough Council, Bracknell Forest Borough Council, Slough Borough Council and the Royal Borough of Windsor and Maidenhead. The western half of what was the post 1974 county of Berkshire is covered by West Berkshire HER.

<< Previous

Viewing results 1 to 2 of 2
Results Page: **1**

Next >>

Name	Location
Brick/tile at Southampton Street, Reading, Berkshire	Reading
Well at the Old British School, Southampton Street, Reading, Berkshire	Reading

Level Assigned: Moderate

Historical: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

There are buildings shown on the site in the 1660 mapping of Reading. The accuracy of the mapping does not tell us if it is the same building however it is not uncommon for building to be brought down to a certain level and then built up over again for example over an older basement structure. There is no evidence within the accessible front roof space that the building is a medieval structure that has been re-fronted as fashions change so we assume the build date of 1727 to be correct. Silver Street itself has Anglo Saxon origins and was likely on the crossroads that connected London to Bath and Oxford to Winchester. Recent excavations in Silver Street have revealed Medieval tile Kilns.

Reading Museum records this area of Reading as being an area of poor housing on the edge of Reading that was then redeveloped in the early 18th Century. This ties in with the Listing description which states the property deeds have a built date of the house of 1727 and this is likely to be the result of site clearance.

The building itself however shows evidence of having developed in a number of build stages with the front half of the building having been built first and the rear half being a later addition with brick coursing that sits separately to the front. The rear projections show on the early mapping but the structures on site are of modern blockwork.

Within the 1840 Tithe mapping a large amount of the local area is shown as Market Garden. The property appears to have been built originally as a high status domestic house with high ceilings and a classical design.

The double depth of building is in place on the 1879 mapping and at that point in time it was all known as 50 Mount Pleasant, Silver Street. The building was also terraced with a stepped frontage with the properties to the north. The rear garden was longer and accessed from Southampton Street.

The property census in 1891 shows the property being occupied by Samuel Gossage, a retired upholsterer and his wife, along with his son, a seedsman clerk, and his 3 daughters who were a governess, a music teacher and a scholar. The house also had a domestic servant living there, likely in the attic space.

The 1910 Lloyd George Domesday records show the property to be registered as a house and garden owned and occupied by Mrs M Deigan.

By 1912 the rear garden has been shortened and the land behind used to build a row of terraced houses.

By 1939 the status of the house seems to have changed and the house was occupied by Walter Dray, a masterbuilder and his wife as well as their two young sons. There were no servants at the property.

There is a Certificate of lawfulness application for the existing use as a car repair business in 2005.

The property until recently has been used as offices but are now vacant.

Level Assigned: Moderate

Architectural, Aesthetic or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The property is 2 storey plus attic and basement (front portion of the building). Access to the basement is from the front of the property via a short flight of steps. Access to the basement was unavailable at the time of the visit.

The front of the building is silver grey brick with red quoins and window surrounds. There are brick window arches on the front elevation and a brick string at 1st floor level. The front has a moulded brick cornice, parapet with a clay tile roof. There are 2 hipped casement window dormers. There are glazing bar sash windows, 4 on the 1st floor. There is an off centre 6 panel door with rectangular overlight and early C19 trellis porch. The rear of the property, with its own roof making the main roof twin peak, is an addition to the original front portion and has a later Victorian architectural style. The windows appear to be later than that and are painted timber casements likely dating 1980s, possibly when the use as an office started. The 2no. central ground floor windows on the LHS appear to be modern additions whereas the top floor and the GF one to the RHS appears to be part of the original architectural layout aligning with the window above.

There are single storey rear projections that have existed on the mapping for some time however the physical build on site is a modern blockwork construction and of low significance.

At the front of the property early C19 spearhead rails and gate with square standards topped with urns on stone base to road. The rear garden has no architectural features of note.

Internally although there are many modern features installed as part of the office fit out there are still a large number of architectural details in the front portion of the building with a noted amount of very good panelling on 1st floor (fireplace in front room has fluted frieze). There is a contemporary marble fireplace in ground floor front room, also panelled. The rear portion of the building does not contain that high level of detail and is much less significant architecturally.

The current building condition is poor due to the lack of occupancy but not beyond repair.

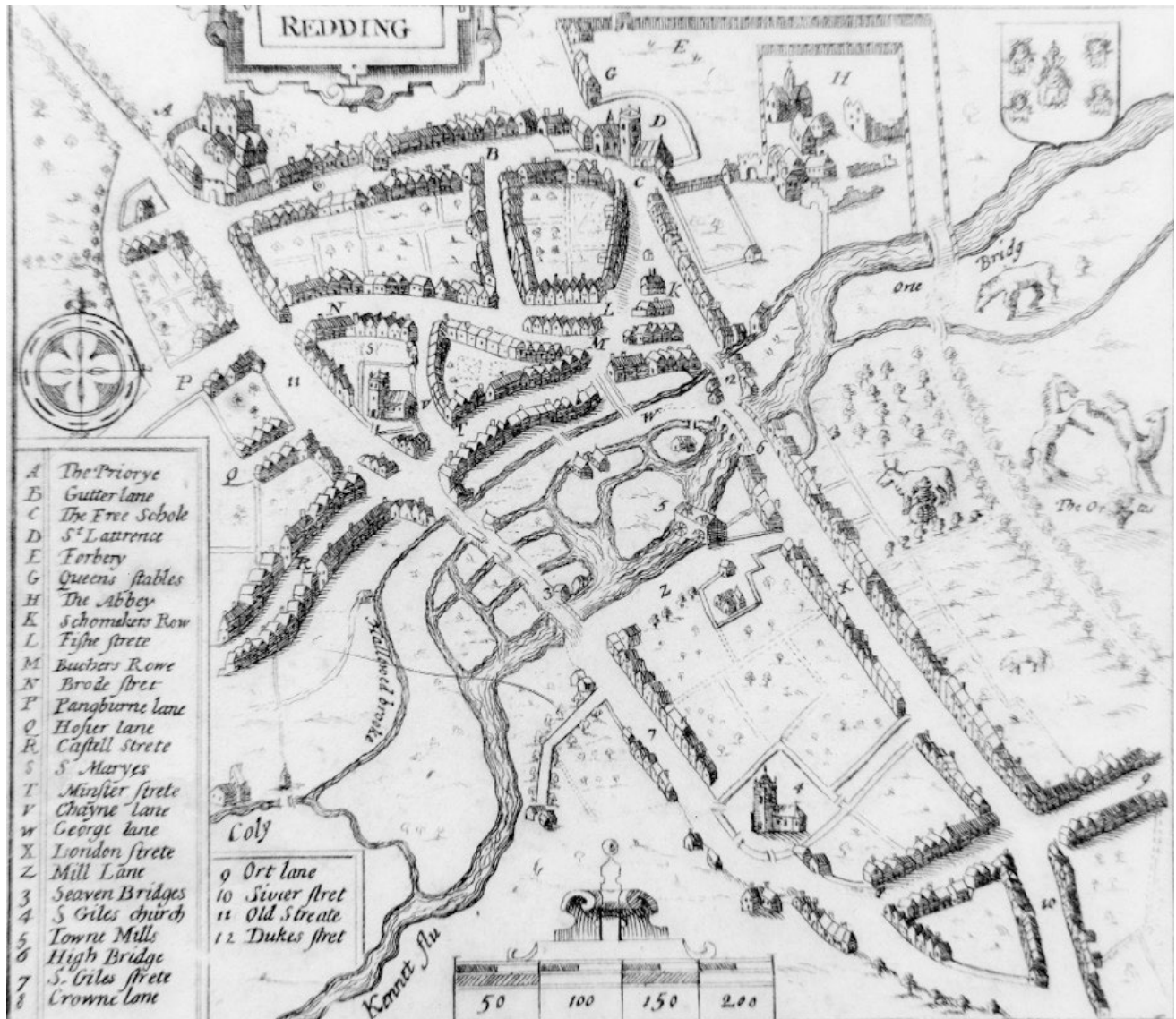
Level Assigned: Front Portion: High Rear Portion: moderate Single Storey: Low

Communal Value: *derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. The building or site may have a social or cultural importance to a community, a spiritual or symbolic meaning or a role in collective memory or identity:*

The building does not have any social or cultural importance to the local area however contributes to the collective identity of the two neighbouring Listed Buildings immediately to the south which unfortunately have lost many of their architectural characteristics though poor quality replacement fittings over time.

Level Assigned: Low

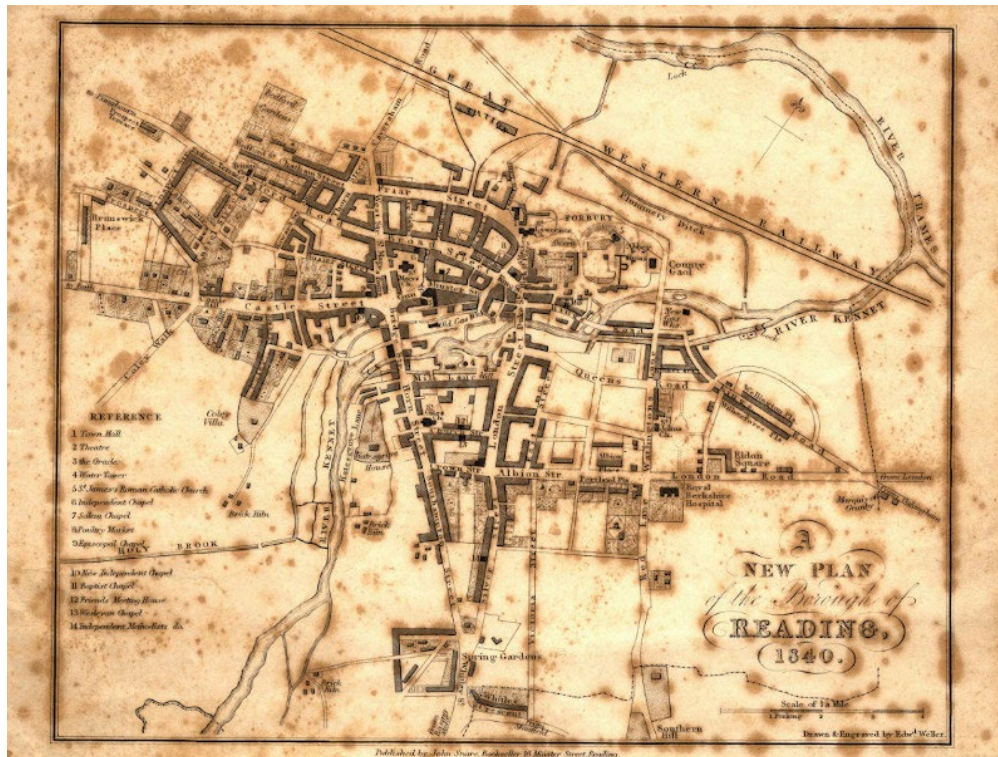
Historic Mapping – For reference dating only, not for reproduction



Map of Reading 1660

Job number: 2249

50 Mount Pleasant, Reading, RG1 2TD



New plan of Reading 1840



Extract from Berkshire Reading XXXVII.3.24 1-500 1879

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD



Extract from Berkshire XXXVII 1-10560 1883



Extract from Berkshire XXXVII.3 1-2500 1900

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD



Extract from Berkshire XXXVII.3 1-2500 1912



Extract from Berkshire XXXVII.3 1-2500 1931

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD



Extract from SU7072-SU7172 1-2500 1961

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

The level of impact is assessed as follows within this report as per the following definition:

Impact Level	Meaning
Major	Fundamental change to significance (loss or major enhancement)
Moderate	Noticeable change affecting key aspects
Minor	Small change with limited effect
Negligible	Barely perceptible change
Neutral	No effect on significance

1. Archeaology:

The local area has a high potential for archeological material however the proposed rear extension has no greater archeological impact than the previously approved scheme and as such does not disturb archaeological potential to any greater an extent.

Impact: Minor

2. Historical:

The rear extension disrupts the less significant rear part of the building which is a newer addition, although still of historic value, than the original front portion. The ground floor rear has under significant past change including what appears to be the insertion of 2no. additional windows and new doorways. The proposals disrupt extensively disturbed fabric, leaving the existing building room proportions and interior details in tact.

The single extension rather than the dual single storey projection is less visually instructive and creates a nicer garden space for the building occupants. Because the extension is single storey it does not obstruct existing building first floor or roof form.

The proposals do not obscure the understanding of the asset's story.

Impact: Minor

3. Architectural/ Aesthetic/Artistic:

The proposals do not alter key views of the property from the visually significant front elevation. They do not alter the character of the original front portion of the building nor its materiality and craftsmanship.

Impact on Setting: the proposals do not change key views of the property and the single storey nature of the extension retains the views of the original first floor window openings and traditional roof form.

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

The proposals result in investment in the building fabric and therefore have a positive impact upon the character of the surroundings of the nearby Listed Buildings.

The proposals enhance how the building is experienced from the currently approved linear rear projections.

Internal Decoration or Building Form: The proposals do not harm the existing building form nor the important detailing internally or externally on the front portion of the building.

Scale and Massing: the proposal is subservient to the original building and replaces poor quality rear projections. The proposed massing is respectful to the buildings form and does not obscure its architecture form.

Impact: Minor

4. Communal:

The proposed rear extension does not impact how people value the historic place. The adjusted design enhances the functionality of the accommodation from the approved scheme improving how people experience the historic asset.

Use: There is no change of use or intensification of use from the previously approved scheme.

Impact: Neutral

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Conclusion:

The following summarises the level of Harm caused to the Significance of the heritage asset by the proposed interventions, the public benefit of those interventions and any proposed mitigation methods that can be applied to minimize or reduce harm.:

	Significance Value (Exceptional, High, Moderate, Low, Neutral/Negative)	Level of Impact (Major, Moderate, Minor, Negligible/Neutral)	Mitigation of harm/ comments
Evidential/ Archaeological	Moderate	Minor	
Historical	Moderate	Minor	
Architectural, Aesthetic, Artistic	Front Portion: High Rear Portion: moderate Single Storey: Low	Minor	
Communal	Low	Neutral	

The test of heritage harm is a critical aspect of planning decisions involving heritage assets. It involves assessing the potential impact of proposed development on the significance of a heritage asset. The National Planning Policy Framework (NPPF) outlines three levels of harm: substantial harm, total loss, or less than substantial harm.

Substantial harm is defined as harm that would severely damage the heritage asset's significance, such as demolishing or causing long term damage to significant heritage fabric or features. Less than substantial harm is harm that falls short of being substantial, with minor or moderate impacts on an asset's significance.

We believe that the proposals are sympathetic to the existing building and its setting and cause less than substantial harm to the Listed Buildings significance, indeed the proposals are an improvement to the previously approved scheme. As such the decisionmaker must weigh the public benefits of the proposals against the harm to the heritage asset. If the public benefits significantly outweigh the harm, the proposal may be justified. This process requires careful consideration of the asset's significance and the potential impact of the proposals on its setting and features. In this instance the clear public benefit is the proactive maintenance and repair of an architecturally significant Listed public building, in a prominent location close to the town centre, preserving its architectural significance and visual contribution to the streetscene.

The proposals take great care to preserve the building, and its setting as well as any features of special architectural or historic interest which it possesses, and are in line with both local and national heritage planning policies, and therefore should be supported by the local authority.

Job number: 2249
50 Mount Pleasant, Reading, RG1 2TD

The proposals are respectful in relation to the material palette used and the location of the proposed works impact upon the rear of the property only. The proposals seek to enhance the aesthetics of the original architecture enhancing the local area, non Conservation Area setting, and there is no loss of historic fabric.

The proposals bring the building accommodation up in quality to ensure continued quality investment in the building fabric.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies and should be seen as a positive uplift to the existing consent already in place.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 17/06/26

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):