

**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 REMOVAL OR VARIATION OF A CONDITION FOLLOWING
LISTED BUILDING CONSENT**

To: Mr Henk Wieringa
Quadrant House,
Broad Street,
Reading,
RG1 7QE

Application No: PL/26/0981
Application type: Removal/variation of
conditions – s.19

Applicant: Mr Jhahanger Zaman

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

Proposal: 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. [Variation of Conditions 2 (Approved Plans), 3 (Materials), 7 (Method Statement) and 8 (Schedule of Works) of listed building consent 23/1866 to include removal of glazed link, window and door changes, internal and external layout changes, alterations to exterior finish, secondary glazing, new insulation, new vent penetrations, inclusion of solar panels and other associated works and removal of Condition 9 (Materials) as duplicate of Condition 3 (Materials)]

At: 50 MOUNT PLEASANT, READING, RG1 2TD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 2 September 2026



SDV

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

Application At: 50 MOUNT PLEASANT, READING, RG1 2TD

Application No: PL/26/0981

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REASONS FOR REFUSAL

1. The proposals, due to the unsympathetic and unnecessary changes to the internal layout and other internal interventions, together with the unsympathetic design and materials, would harm the appearance of the listed building and would cause harm to the historic plan layout, disrupting its form and legibility. The works would result in a harmful loss of historic fabric which contributes to the significance of the building. The proposals would therefore harm the special architectural and historic interest of the listed building with consequent harm to its character. The proposals are therefore contrary to Policies EN1 and EN6 of the Reading Borough Local Plan 2019, Policies HE4 and HE6 of the NPPF 2026 and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES

1. In determining this application, the Local Planning Authority took into consideration the following plans and documents:

Location and Block Plan 200P2
Existing Plans with Alterations to Existing Fabric 201P5
Boundary Wall Pre-Existing, As Built and Proposed North Elevations 301P3
Existing and Proposed Elevations 203P5
Proposed Plans 202P6
Proposed Garden Layout 19260001 Rev A
Front Elevation – Repair Schedule and Ventilation PH01
North Elevation – Repair Schedule and Ventilation PH02
West Elevation – Repair Schedule and Ventilation Interior Details PH03
Proposed Wall, Roof and Floor Types 107P2
Proposed Interior Finishes 205P1
Below Ground Drainage Specification Rev A
BREEAM Domestic Refurbishment Pre Assessment
Covering Letter
Construction Method Statement
Demolition Methodology
Design and Access Statement
Fire Strategy Report

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Heritage Statement
Heritage Statement Addendum
Heritage Statement Addendum Rev A
Preliminary Landscape Information Pack
Structural Engineer Report

2. The submitted drawings are inaccurate due to discrepancies in the drawings that do not reflect each other. Furthermore, the Heritage Statements and Structural Engineer Report have not been updated to reflect the proposals.
3. The Local Planning Authority has worked positively and proactively with the agent to advise the agent of the shortcomings of the proposal and provide an opportunity for the application to be withdrawn prior to a decision being made. However, the agent did not wish to withdraw the application and therefore the decision to refuse the application has been taken. No pre-application advice was sought on this proposal. Using the Council's pre-application advice service can result in the avoidance of refusal of planning applications.

Date: 2 September 2026



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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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