

**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 Henk Wieringa
Quadrant House,
Broad Street,
Reading,
RG1 7QE

Application No: PL/26/1001
Application type: Listed Building Consent
(Alt/Ext)

Applicant: Mr Jhahanger Zaman

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

Proposal: Existing rear extensions to be demolished and replaced with a new compact rear extension to be used as flats (Ground Floor 2x 1B2P).

At: 50 MOUNT PLEASANT, READING, RG1 2TD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 22 October 2026



SDV

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

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

Application No: PL/26/1001

Application type: Listed Building Consent (Alt/Ext)

REASONS FOR REFUSAL

1. The proposed development, due to its overall excessive scale and inappropriate form and appearance, would result in an overly large, unsympathetic and visually dominant rear extension which would obscure the rear of the listed building, disrupting its existing form and legibility and harming its character. It would also result in the loss of historic fabric which currently contributes to the significance of the listed building. For these reasons the proposals would result in harm to the special historic character and setting of the listed building. The proposal is, therefore, contrary to Policies EN1 and EN6 of the Reading Borough Local Plan 2019, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Decision-Making Policies DP3, HE4, HE5 and HE6 of the National Planning Policy Framework 2026.
2. The proposed internal works, including the introduction of kitchens and bathrooms, new partitions and wall linings, blocking the existing openings, alterations to the internal joinery and associated servicing works would cumulatively result in an unacceptable degree of intervention, unclear loss of historic fabric, original elements and features, and adverse effects on historic plan form and character of the Grade II listed building. The submitted information does not adequately demonstrate that these interventions are necessary, represent the minimum level of alteration required, or that less harmful and more reversible alternatives do not exist. The works would therefore cause harm to the significance and special historic interest of the listed building. The proposal is, therefore, contrary to Policy EN1 of the Reading Borough Local Plan (2019), Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Decision-Making Policies DP3, HE4, HE5 and HE6 of the National Planning Policy Framework 2026.

INFORMATIVES

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

Location and Block Plan 300 P2

Proposed Plans 302 Rev P7

Proposed Garden Layout 0003 Rev A

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Existing and Proposed Elevations 303 Rev P5
Boundary Wall Pre-Existing, As-Built and Proposed North Elevations
Front Elevation – Repair Schedule and Ventilation PH01 Rev P1
West Elevation – Repair Schedule and Ventilation Interior Details PH03 Rev P1
North Elevation – Repair Schedule and Ventilation PH02 Rev P1
Existing Plans with Alternations to Historic Fabric 301 Rev P5
Proposed Interior Finishes 305 Rev P1
Proposed Wall, Roof and Floor Types 307 Rev P3
BREEAM Domestic Refurbishment Pre Assessment
Construction Method Statement
Demolition Methodology
Design and Access Statement C302p1 260722
Fire Strategy Report
Heritage Statement
Landscape Information Pack
Structural Engineer's Report Ref.1000/517
Received 27th July 2026

2. 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.

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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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