

VASTERN COURT, READING

PLANNING INSPECTORATE REFERENCE: APP/E0345/W/21/3289748

READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT

NICK BRIDGLAND (HERITAGE) NOTE ON 55 VASTERN ROAD

11.5.22

I have a copy of the Inspector's appeal decision report and agree with the conclusions.

My one point of detail (which makes no difference to the final conclusions) would be in para 87:

87. Whilst the local listing of buildings is a relatively new concept, the principles of selection should be based on the Historic England listing criteria relating to evidential, historic, aesthetic and communal values. The LLB has been assessed on this basis.

In accordance with HE advice on Local Listing (CD7.23), Reading Council has developed its own criteria for selection of locally listed buildings which is included in the local plan at Appendix 2. The selection of the LLB should be based on those criteria. Once selected the determination of significance and impact should follow the NPPF. In theory this could produce slight differences of emphasis between the assessment of the building at selection and when considering changes but, in reality, such differences are very unlikely to be material.

Update on the DCMS's listing decision: On 17 March, Reading was notified by Historic England of the decision by DCMS not to add 55 Vastern Road to the statutory list. This is recorded on Historic England's Heritage Gateway (print-off attached). A copy of HE's advice report to DCMS is also attached which explains their assessment in greater detail.