

UPDATE REPORT:

**BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 25 APRIL 2018**

ITEM NO. 12

Ward: Katesgrove
App No.: 172213/FUL
Address: 112 London Road
Proposal: Demolition of existing building and erection of 2 x class C3 residential apartment blocks comprising 6.No. flats

RECOMMENDATION: as per main Agenda report, but with adjusted numbering of the reasons for refusal.

1. ADJUSTMENTS TO NUMBERING OF THE REASONS FOR REFUSAL

1.1 The reasons for refusal on the main agenda report are incorrectly numbered 1, 3, 4 and 5. The numbering is to be amended to reasons for refusal 1, 2, 3 and 4.

2. ADDITION TO APPENDIX 1

2.1 The second part of the table set out in appendix 1 was omitted from the main agenda report. The table is attached in its entirety below for reference.

TIMELINE FOR 112 LONDON STREET (THE AFTER DARK CLUB)

PREVIOUS USES OF THE AFTER DARK CLUB OR SITE 1800-1970s

112 London Street was, before renumbering c. 1880s, 60 London Street.

Information below is at 6 January 2018.

The exact building (or rebuilding) date of the hall is unknown. The existing building may be early nineteenth century.

No research has been undertaken of the site before 1800.

Date	use / tenants or occupiers/ events if known
1800-1812	St Giles Young Christian Association (1)
at least by 1817 -?	Unitarian Chapel (14)
early nineteenth century	Whole site owned by Mr Sims (14)
1829	Auction Rooms (1)
1837	St Giles Young Mens Christian Association (1)
1839	Primitive Methodist Chapel (1)
1847-56	Baptist Chapel (1)
1862-66	Chapel and Public Rooms (1)
1865-71	St Giles Young Mens Christian Association (1)
1874	St Giles Church of England Society (1)
1871-1900	St Giles Hall (1)
1888	110,112 and 114 London Street sold 27 September (1)
1914	Outbreak of First World War. Opened up for use of soldiers and sailors passing through Reading as a recreation room. (2)
1915	Collection for a new St Giles' Hall suspended during the war (3)
1918	Advertised for auction with 110 and 114 London Street by the Trustees of the Late H.B.Blandy J.P. (4)
c 1920	London Street Pavilion (cinema) (15)
1924	Foundation Stones of new St Giles Hall (now County School of Dancing) on Southampton Street laid.
1925	110 & 112 Ancient Order of Foresters District Offices (5)

1935	110 Ancient Order of Foresters and Reading Spiritualist Church 112 Foresters Hall (6)
1944	110 Ancient Order of Foresters 112 Foresters Hall (7)
1954	110 Ancient Order of Foresters District Office 110a Ancient Order of Foresters Court Sherwood Forest 112 Foresters Hall 112 Foresters Hall School of Dancing, Frank and Winifred Alexander Principals (8)
1964	110 Ancient Order of Foresters District Office and Mrs C. Richards Caretaker 112 Foresters Hall 112 Alexander School of Dancing (9)
1967	112 Alexander School of Dancing (10)
1968	112 Blank entry (11)
1975	110 J. Wood Racing Ltd, Turf Accountant 110 Ancient Order of Foresters 112 - there is no 112 (12)
CLUBS	Now the After Dark. Appears also it was once the Caribbean Club, the Windrush Club and Wheelers (13).

References

1. London Street Described 1800-1900, the London Street Research Group. Includes information from various sources of the time.
2. Reading Mercury 21 November 1914
3. Reading Mercury 8 May 1915
4. Reading Mercury 11 May 1918
5. Kelly's Directory 1925
6. Kelly's Directory 1935
7. Kelly's Directory 1944
8. Kelly's Directory 1954

9. Kelly's Directory 1964
10. Kelly's Directory 1967
11. Kelly's Directory 1968
12. Kelly's Directory 1975
13. Reading Forum thread accessed 6 November 2016.

14. William Silver Darter Reminiscences of Reading pp 97, 99-100 (William Silver Darter's 'Reminiscences of Reading' originally published as 'by an Octogenarian' is the repository of a multitude of tidbits about Reading in the nineteenth century. Having grown up and worked on London Street before retiring to the Christchurch Road, considerable weight should be given to what William Darter has to say about London Street. Page numbers below refer to the British Library Historical Print edition.

i) *"In a former paper I alluded to the erection of a new Chapel at the upper part of London Street, which is now known as St Giles' Hall. Prior to its erection there was a small place of worship near the present structure..."* (p99)

The 'former paper' states: *"On this occasion a service [probably 1817] was held at the newly-erected Unitarian Chapel in London Street (now known as St Giles' Hall)." (p97)*

ii) *"Up to about the year 1814 were at the London Street entrance to the Unitarian Chapel two very old houses with small shop windows which were probably built in the reign of Elizabeth [I]. These, as also the small chapel I have referred to, were the property of Mr Sims, at that time a builder of repute, whose business premises were in Mill Lane. He removed the two old buildings and erected the two modern-style houses and shops with balconies, from one of which Fyshe Palmer made his maiden speech to the Liberals of our Borough in the reign of George the Third" (p100)*

15. David Cliffe From Picture Palace to Penny Plunge, Reading's Cinemas. published Two Rivers Press 2016.

Case officer: Matt Burns