



Reading
Borough Council
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**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: Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 230710
Application No: Listed Building Consent

Applicant: Brasserie Bar Co

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

Proposal: Single storey rear extension and outdoor seating area improvements including a timber pergola and seating booths and associated works

At: The Sun Ph 16 Castle Street Reading RG1 7RD

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 20th October 2023

AA
Assistant Director of Planning, Transport and
Public Protection Services

Application At: The Sun Ph 16 Castle Street Reading RG1 7RD

Application No: 230710

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CONDITIONS and REASONS

1. The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

Drawing No:

- 22.123.BB.G113 Rev. A, Proposed Site Block and Location Plan, dated April 2023, received 23 May 2023
- 22.123.BB.G112, Proposed Shepherd Hut, dated April 2023, received 23 May 2023
- 22.123.BB.G111 Rev. A, Garden Booth & Pergola Details, dated April 2023, received 11 July 2023
- 22.123.BB.G110 Rev. C, Proposed Elevations, dated April 2023, received 24 May 2023
- 22.123.BB.G109 Rev. B, Proposed Roof Plan, dated April 2023, received 24 May 2023
- 22.123.BB.G108 Rev. A, Proposed Loft Plan, dated April 2023, received 23 May 2023
- 22.123.BB.G107 Rev. A, Proposed First Floor Plan, dated April 2023, received 23 May 2023
- 22.123.BB.G106 Rev. G, Proposed Ground Floor Plan, dated April 2023, received 22 September 2023
- 22.123.BB.G512, Existing Ground Floor Window Repair Schedule, dated July 2023, received 2 August 2023
- 22.123.BB.G513, Existing First Floor Window Repair Schedule, dated July 2023, received 2 August 2023
- 22.123.BB.G514, Existing Second Floor Window Repair Schedule, dated July 2023, received 2 August 2023
- 22.123.BB.G515, Existing Window Repair Schedule, dated July 2023, received 2 August 2023

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- 22.123.BB.G120, Existing and Proposed Outbuilding Sections, dated July 2023, received 2 August 2023
- 22.123.BB.G203 Rev. A, Proposed First Floor Schedule of Works, dated October 2023, received 16 October 2023
- 22.123.BB.G200 Rev. A, Existing Ground Floor Schedule of Works, dated October 2023, received 16 October 2023
- 22.123.BB.G201 Rev. A, Existing First Floor Schedule of Works, dated October 2023, received 16 October 2023
- 22.123.BB.G202 Rev. A, Proposed Ground Floor Schedule of Works, dated October 2023, received 16 October 2023

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3. No development shall commence on site until a full material schedule (along with samples), including type of finishes, be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that

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construction and demolition associated with the approved development will be subject to environmental health law.

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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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.