



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: Bailey Partnership
Lyster Court
2 Craigie Drive
The Millfields
Plymouth
PL1 3JB

Application No: 230980
Application No: Listed Building Consent

Applicant: University of Reading

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

Proposal: Passive fire protection works to mixed use building (List Entry Number: 1113511) involving creation of a dedicated secondary means of escape (from Flat 1), provision of fire-rated lining to existing glazed partition (Flat 1), replacement door and upgrading existing doors with smoke seals. Refurbishment works to Flat 1 including repositioning an internal door opening to bedroom, alterations to levels within bedroom and new kitchenette.

At: The Acacias 44 London Road Reading

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: 26 October 2023

SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: The Acacias 44 London Road Reading

Application No: 230980

Application No: Listed Building Consent

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 received 14th July 2023 unless otherwise stated:

- Drawing no: 33258-BPC-XX-XX-D-B-02-01 Rev P2, dated July 2023 - Block Plan
- Drawing no: 33258-BPC-XX-XX-I-B-00-01-AB1 Existing Photographs of Internal Doors Lower First Floor & Second Floor
- Drawing no: 33258-BPC-XX-XX-D-B-03-01 Rev T2, dated March 2023 - Existing General Arrangement Plans Door Identification
- Drawing no: 33258-BPC-XX-01-D-B-31-01 Rev T2, dated February 2023 - Proposed Entrance Hall Glazed Screen & Door (D2) Proposed Works
- Drawing no: 33258-BPC-XX-01-D-B-31-02 Rev T2, dated February 2023 - Proposed Living Room Door (D5) Proposed Works
- Drawing no: 33258-BPC-XX-01-D-B-31-03 Rev T3, dated February 2023 - Proposed Bedroom Door (D6a & D6b) Proposed Works, received 31st August 2023
- Drawing no: 33258-BPC-XX-01-D-B-40-01 Rev T2, dated February 2023 - Proposed Finishes Schedule Flat 1, Lower Ground Floor
- Drawing no: 33258-BPC-XX-01-D-B-73-01 Rev T2, dated February 2023 - Proposed New Kitchenette Plans & Elevation
- Drawing no: 33258-BPC-XX-02-D-B-22-01 Rev T2, dated February 2023 - Proposed Second Floor Compartment Partition (D7) Plans, Elevations & Details
- Schedule of Works T1 dated 5/4/23, Document ref: 33258-BPC-XX-XX-SH-B-00-01, received 13th October 2023
- Promat Supalux Technical Details, received 31st August 2023 [sample viewed as received 16/10/23]

Date: 26 October 2023



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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. All new internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings and within the other details hereby approved.

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

4. 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.

Date: 26 October 2023



SDV

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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.