



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: Allen Planning Ltd
The Old Fire Station Ec
Salt Lane
Salisbury
SP1 1DU

Application No: 220546
Application No: Listed Building Consent

Applicant: Watercrown Bracknell Ltd

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

Proposal: External works, landscaping, plant, cycle store, and substation. 27-32 Market Place: Demolition of 20th Century additions to the rear of 29- 31 Market Place and 32 Market Place with associated internal and external alterations to listed buildings. In association with proposed change of use of 27-28, 29-31 and 32 Market Place at first, second and third floors to provide 8 residential units, retention of flexible Class E uses at ground and basement floors of 27-28 and 32 Market Place, retention of 260.4 sqm as a public house (Sui Generis use) at basement and ground floor of 29-31 Market Place

At: 27-32 Market Place Reading Berkshire RG1 2DE

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: 7th November 2023

Assistant Director of Planning, Transport and
Public Protection Services *RJE*

Application At: 27-32 Market Place Reading Berkshire RG1 2DE

Application No: 220546

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:

jw1077 100 Location Plan

jw1077 111 Courtyard Illustration

jw1077 120 Existing Basement Plan

jw1077 121 Existing Ground Floor Plan

jw1077 122 Existing First Floor Plan

jw1077 123 Existing Second Floor Plan

jw1077 124 Existing Third Floor Plan

jw1077 125 Existing Roof Plan

jw1077 126 Existing Elevations Key Sheet

jw1077 127 Existing Elevations Sheet 1

jw1077 128 Existing Elevations Sheet 2

jw1077 129

jw1077 130 Existing Elevations B & C (Sectional)

jw1077 131

jw1077 132 Proposed Elevations Key Sheet

jw1077 133 Rev A Proposed Elevation Sheet 1 - A South

jw1077 134 Proposed Elevation Sheet 2 - B East

jw1077 135 Proposed Elevation Sheet 3 - C West

jw1077 136 Proposed Elevation Sheet 4 - D North

jw1077 137 Proposed Elevation Sheet 5 - E East

jw1077 138 Proposed Elevation Sheet 6 - G South

jw1077 139 Proposed Elevation Sheet 7 - H North

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Received by the Local Planning Authority on 13/06/2022

jw1077 140 Proposed Basement Plan

jw1077 142 Rev A Proposed First Floor Plan

jw1077 143 Rev A Proposed Second Floor Plan

jw1077 144 Rev A Proposed Third Floor Plan

jw1077 145 Proposed Roof Plan

jw1077 150 Rev A Basement Demolition Plan

jw1077 151 Rev A Ground Floor Demolition Plan

jw1077 152 Rev A First Floor Demolition Plan

jw1077 153 Rev A Second Floor Demolition Plan

jw1077 154 Rev A Third Floor Demolition Plan

Heritage Statement by Turley ref. MOUH3000

Received by the Local Planning Authority on 12th April 2022

jw1077 141 Rev C Ground Floor Plan

Received by the Local Planning Authority on 23rd June 2023

jw1077 110 Rev C Courtyard Landscape Proposals

Received by the Local Planning Authority on 7th July 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. Notwithstanding the drawings hereby approved no works to existing windows shall take place until a window replacement and/or alteration scheme including a schedule of existing and proposed windows and drawings/specification) has been submitted to and approved in writing by the Local Planning Authority. The approved works shall not be carried out other than in strict accordance with the approved details.

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

4. No works 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

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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.

5. Detailed drawings or schedules of work as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- a) Details and fixings of new partition walls;
- b) Details of all internal finishes including flooring, cornices, architraves, fireplaces and stairs

The relevant part of the works shall not be carried out other than in strict accordance with the details approved.

REASON: To ensure the works are appropriate to the special architectural or historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019

6. Notwithstanding that shown on drawings or other documents hereby approved, details of all new windows, roof lights and new external and internal doors at a minimum scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of related work. The approved works shall not be carried out other than in strict accordance with the approved details.

REASON: to ensure that work is appropriate to the special architectural and historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

7. Notwithstanding that shown on drawings or other documents hereby approved, detailed schedule of works and section drawings at a minimum scale of 1:10 of all secondary glazing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of related work. The approved works shall not be carried out other than in strict accordance with the approved details.

REASON: to ensure that work is appropriate to the special architectural and historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

8. Notwithstanding that shown on drawings or other documents hereby approved, detailed schedule of works and installation methodology for insulation between the ground floor and first floor levels of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of related work. The

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approved works shall not be carried out other than in strict accordance with the approved details.

REASON: to ensure that work is appropriate to the special architectural and historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

9. Notwithstanding that shown on drawings or other documents hereby approved details of all internal and external plant, services, machinery, chimneys, ducting, filters and extraction vents are to be submitted to and approved in writing by the Local Planning Authority prior to commencement of relevant works. The approved works shall not be carried out other than in strict accordance with the approved details.

REASON: to ensure that work is appropriate to the special architectural and historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

10. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority.

REASON: To ensure the works are appropriate to the special architectural or historic interest of the listed buildings 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 works 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. 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.

3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any works begin. This is because the details need to be designed or works implemented

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before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

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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.