

**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: Mr Adrian Mathewson Waters Architects Application No: 211879
The Old Surgery Application No: Listed Building Consent
Crowle Road
Lambourn
Hungerford
RG17 8NR

Applicant: Mr S Kibble

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

Proposal: Removal of upvc windows to front elevation and replacement with timber box sash windows, replacement of 2 windows facing onto courtyard with doors (Retrospective)

At: 159 Oxford Road Reading RG1 7UY

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: 2 October 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 159 Oxford Road Reading RG1 7UY

Application No: 211879

Application No: Listed Building Consent

CONDITIONS and REASONS

1. Condition 1 of the original planning permission (3 years for implementation - Ref 161551/LBC) is no longer relevant, as the permission has already begun.
2. All windows shall be retained in accordance with the following drawings:
- Drawing No: GP/GR 10 1:1 details of windows to front elevation and Drawing No: GP/GR 09 New windows to front elevation - Received 24th April 2017
The details of which were discharged under application 170652/APPCON 9th June 2017.
REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019.
3. The facing brick and mortar mix shall be retained as existing at all times.
REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019

INFORMATIVES

1. The conditions have been worded with reference to the original permission (ref 161551/LBC) and the following subsequent applications determined at the site:

170652/APPCON Application for approval of details reserved by condition 3 (Window/Door Spec) (161551)
2. This consent relates only to the following plans and drawings:
Landscaping Plan 1767:103 D
Received 11th November 2022
Window Details GP/GR 10 and GP/GR 9
Received 24th April 2017
Drawing No: Location/Block Plan GP/GR 07
Drawing No: Plans, Elevations and Section as Proposed GP/GR 06A Drawing No: Detailed Section GP/GR 08

Date: 2 October 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Received 18th August 2016

To clarify which plans have been approved.

3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

4. Your attention is drawn to the terms and conditions of this permission. 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 permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

Date: 2 October 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

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.