

**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: RMA Surveyors Limited  
Foinavon  
Churn Road  
Compton  
Newbury  
RG20 6PP

Application No: 221103  
Application No: Listed Building Consent

**Applicant:** Rayners Enterprises Inc

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

**Proposal:** Repairs, reinstatement and redecoration of a public house.

**At:** The Horn Ph St Marys Butts Reading RG1 2LS

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: 13 February 2023



Assistant Director of Planning, Transport and  
Public Protection Services

**Application At:** The Horn Ph St Marys Butts Reading RG1 2LS

**Application No:** 221103

**Application No:** Listed Building Consent

**CONDITIONS and REASONS**

1. The works hereby permitted shall begin no later than one year from the date of this consent, due to the deterioration in condition of the listed building and to prevent further resultant harm.

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:

TQRQM22208090321671 Location plan

2021-081-01 Basement plan

~~2021-081-02 Ground floor plan~~

2021-081-03 First floor plan

2021-081-04 Roof plan

2021-081-05 Elevations

As received 21 July 2022

021-081-02 Ground floor and site plan

Heritage, design and access statement

As received 23 August 2023

Tender Documentation, RMA Surveyors The Horn, dated April 2022, including preliminary clauses, scope of works and summary

As received 24 January 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. All new external and 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, unless an amended specified materials schedule shall be submitted to and approved by the local authority.

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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.

4. Before the relevant work hereby approved for the installation and refurbishment of the existing windows or doors, details in respect of the following:

- Plan, elevation and section drawings of new and refurbished windows, with materials annotated, to a scale of 1:20,
- Plan and section drawings, with materials annotated, of all new doors, to a scale of 1:20
- Samples of external materials and surface finishes
- Material product specifications
- A record schedule showing the extent of repairs to windows and doors, with either photos or drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details,

REASON: In order to protect the special architectural and historic interest of the Listed Building, in accordance with Policy EN1.

5. Before the relevant work begins to interior walls and floors, the extent of area to be replace should be approved in writing by the Local Authority. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber panels or structural timbers may be cut, replaced or removed in whole or in part without the written approval of the local planning authority. This includes the chasing of timbers to facilitate service runs.

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.

6. Works to timber within the building hereby approved shall only use the following types of paint base paints:

- i. woodwork - traditional oil-based gloss;
- ii. metalwork - traditional oil-based gloss;
- iii. painted masonry Weather-shield Finish matt or pearl, (vapour permeable/breathable).

Before the relevant works are initiated, details of the RAL colour and materials specification of paint proposed shall be submitted to and approved in writing by the Local Authority to protect the fabric of the building.

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.

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7. Before the relevant works to the pipework hereby approved are initiated the methodology to fit the new pipework and samples of proposed radiators and material specifications shall be submitted to and approved in writing by the local authority. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the internal or external faces of the building unless otherwise agreed in writing by the Local Authority.

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.

8. All guttering and stormwater disposal system should be in a traditional cast-metal style, painted gloss-black to match existing.

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.

9. Before the refurbishment works hereby approved are initiated on the exterior and interior walls, details of the proposed materials to be used including the mortar mix, including hydraulic lime or lime putty, the sand mix, render, colour, texture and pointing finish shall be approved by the Local Authority and shall match as closely as possible the historic pointing/mortar found elsewhere on the building. The use of cement is not supported as it harms the existing built fabric, unless specifically approved in writing by the local authority.

REASON: To preserve the special architectural and historic interest of the listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

10. Before a contractor begins the next stage of renovation works, a risk assessment for works, including procedures outlining preventative measures and action to be taken in the event that Anthrax is found in the walls and method statement with proposed timescales will be submitted to and approved in writing by the Local Authority and the work agreed carried out in full.

REASON: To ensure that the scheme of works will protect the fabric of the listed building and for the protection of public safety, in accordance with EN1 and EN16 of the Reading Local Plan 2019.

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

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REASON: To ensure that work is appropriate to the special architectural or historic interest of the listed building, in accordance with Policy EN1 of the Reading Local Plan 2019.

12. The Listed Building Consent is granted in strict accordance with the approved plans and specifications contained in the application. It should however be noted that:

a) Any variation from the approved plans and specifications following commencement of the works, irrespective of the degree of variation, will constitute unauthorised works, would be a criminal offence and would be liable for enforcement action.

b) You or your agent or any other person responsible for implementing this consent should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter.

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.

13. Access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other representative, to inspect the works whilst these are in progress and upon completion.

REASON: To preserve the special architectural and historic interest of the listed building.

14. Any damage caused by or during the course of the carrying out of the works hereby permitted should be made good within 3 months after they are complete.

REASON: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

15. The building or site is not to be beneficially occupied or reoccupied until all the works are complete to the satisfaction of the local planning authority, to protect the fabric of the building.

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.

16. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

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The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

**REASON:** To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

### INFORMATIVES

1. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.  
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
2. 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.
3. 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](mailto:Building.control@reading.gov.uk) OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
4. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.

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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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.