

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 220245
Application No: Listed Building Consent

Applicant: Woodside (Reading) Ltd

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

Proposal: Proposed demolition of buildings to rear (Olympia Hall) and erection of 12 flats with associated parking, landscaping and courtyard garden and conversion of ground floor of Nos. 75-77 to 3 flats

At: 75-77 London Street Reading RG1 4QA

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 May 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 75-77 London Street Reading RG1 4QA

Application No: 220245

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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 in accordance with the following approved plans:

Location Plan 9018

Part 1 Listed Building Proposal Existing and Proposed Plan and Elevation 9018 Rev G

Balcony Plan and Detail Proposal 9018 Rev G

Site Massing Section 9018 Rev G

Site Plan 9018 Rev G

Received 22nd February 2022

Landscape Proposals Plan L1

Received 3rd June 2022

Proposed Roof Plans 9107-107 Rev L

Proposed Flat First Floor Plans 9107-106 Rev L

Proposed Flat Ground Floor Plans 9107-105 Rev K

Received 6th July 2022

Window and Door Detail 9107-111 Rev

Proposed Elevations 9107-108 Rev K

Received 11th July 2022

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

3. *No development hereby permitted shall commence on site until details (including physical samples and manufacturer details) of all materials (including brick, roof slate,

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glazing, window frames/cills/surrounds, doors, guttering and downpipes) to be used in the construction of the external surfaces of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in full accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of the character of the listed building, visual amenity of the area and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, EN1, EN3 and EN6 of the Reading Borough Local Plan 2019

4. *No development hereby permitted shall commence on site until a detailed schedule of internal and external repair works specifying materials and techniques has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in accordance with the approved detailed schedule at any time.

REASON: In the interests of safeguarding the special architectural and historic interest of the building and the wider conservation area, in accordance with Policies EN1, EN3 and EN6 of the Reading Borough Local Plan 2019.

5. Notwithstanding the drawings hereby approved no works to the 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 scheme at all times.

REASON: In the interests of safeguarding the special architectural and historic interest of the building and the wider conservation area, in accordance with Policies EN1, EN3 and EN6 of the Reading Borough Local Plan 2019.

6. *No development hereby permitted shall commence on site until a detailed survey and assessment of the existing historic masonry behind the rendered section of the existing rear elevation at first floor level have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out except in full accordance with the approved details at all times.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policies EN1 and EN6 of the Reading Borough Local Plan 2019.

7. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the

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local planning authority) with regard to the methods used and to materials, colours, textures, bonds and profiles.

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 differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of listed building 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 Building Control on 0118 937 2449 for advice.
3. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.
4. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. This because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
5. 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.

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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.