



Reading
Borough Council
Working better with you

**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: GBS Health
Gray Baynes and Shew
6 Becket Street
Oxford
OX1 1PP

Application No: 201826
Application No: Listed Building Consent

Applicant: GBS Health

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

Proposal: Listed Building Consent for a new piled underpinning scheme to foundations, together with a new below ground drainage network (including soakaway).

At: Royal Berkshire Hospital London Road Reading RG1 5AN

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: 22nd June 2021

Head of Planning, Development
& Regulatory Services

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Application At: Royal Berkshire Hospital London Road Reading RG1 5AN

Application No: 201826

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:

Drawing No: Site and Location Plan 6947.100

Drawing No: Proposed Ground Floor Plan 6947.200

Drawing No: Proposed Ground Floor Plan 6947.201

Drawing No: Proposed Piling Layout P1

Drawing No: Proposed Underpinning Plan P1

Drawing No: Enabling Works P1

Drawing No: Constraints Plan P1

Drawing No: Public Health Details P1

Drawing No: Public Health Enabling Works P1

Drawing No: Public Health Below Ground Services P1

Received 17th December 2020

Heritage Report May 2021

Received 12th May 2021

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. Prior to the commencement of the relevant work, areas where the building fabric is to be repaired or conserved, and involves removal or replacement, should be recorded with photographs and drawings to Level 1 standard, in accordance with Historic England Guidelines, and submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with Policy EN1 of the Reading Local Plan 2019.

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4. All new works, and works of making good to the retained fabric, 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 Local Planning Authority) with regard to the methods used and to materials, colours, textures 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.

5. Adequate protection and support to the buildings and adjacent structures shall be provided to the satisfaction of the Local Planning Authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the buildings and adjacent structures.

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

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 possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

4. 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.

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5. 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.

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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.