

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works)
Regulations 2014

CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS TO A LISTED BUILDING

To: Mr Andrew Herrick
47 Oaklands
Hamilton Road
Reading
RG1 5RN

Application No: 210579/CLB
Application type: Certificate of Lawfulness
for Proposed Works to a Listed Building

Applicant: Mr Andrew Herrick

The Reading Borough Council hereby certify that on **12th April 2021** the works described in the First Schedule to this certificate in respect of the listed building specified in the Second Schedule to this certificate, and edged on the attached plan are lawful within the meaning of section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

First Schedule: Certificate of Lawfulness for Proposed Works to a Listed Building to replace the existing glass in the internal partition and door separating the living room and kitchen of the flat with safety glass reusing the existing wooden strips holding the glass

Second Schedule: 47 Oaklands, Hamilton Road, Reading, RG1 5RN

Date: 9th June 2021



Head of Planning, Development
& Regulatory Services

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CONDITIONS & REASONS

1. The proposal has been assessed against The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014. It can be confirmed that the proposed works would not require listed building consent on the basis of the information received on 12th April 2021:

Application form

Location Plan

Letter from applicant dated 12th April 2021

47 Oaklands: Photographs and diagram of glass partition

Location of the glass partition at 47 Oaklands, Hamilton Road, Reading

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed replacement of existing glass in the internal partition and door separating the living room and kitchen of the flat with safety glass reusing the existing wooden strips holding the glass. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed works.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this certificate. 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 certificate 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. 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.

Notes

1. This certificate is issued solely for the purpose of Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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2. It certifies that the works specified in the First Schedule taking place to the listed building specified in the Second Schedule are lawful and, therefore, are not liable to enforcement action under section 38 of the Act.
3. This certificate applies only to the extent of the works described in the First Schedule and to the listed building specified in the Second Schedule and identified on the attached plan. Any works which are materially different from those described or which relate to other listed buildings may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section S6H(5)(a) of the Act, which states that the lawfulness of works for which a certificate is issued are to be conclusively presumed to be lawful provided that they are carried out within ten years beginning with the date of issue of this certificate.

1:1250 Location Plan (Not to scale)



Date: 9th June 2021

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