

**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: WAND Projects Ltd  
48 Mersey View  
Brighton Le Sands  
Liverpool  
CH7 4BL

Application No: 191244  
Application No: Listed Building Consent

**Applicant:** PDR Ltd

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

**Proposal:** Various internal and external alterations including demolition of existing ground/first floor rear extensions, in association with a change of use from office (Class B1) to café / restaurant (Class A3) at ground to second floor level, including ground and first floor extensions following removal of previous. Erection of outbuilding to rear for microbrewery (Sui Generis use) with associated access, external open area and various other alterations.

**At:** 10 Gun Street Reading

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: 5<sup>th</sup> March 2021



Head of Planning, Development & Regulatory Services *RE*

**Application At:** 10 Gun Street Reading  
**Application No:** 191244  
**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 number 10 - Site Location Plan received on 30 July 2019 Drawing number 006 Rev C - Site Plan received on 22 May 2020

Drawing number 004 Rev R - Proposed Elevations received on 22 May 2020 Drawing number 1100-17-400 Rev K - Proposed Ground Floor, First and Second Floor Plans received on 22 May 2020

Drawing number 201 Rev G - Proposed Sections received on 22 May 2020

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. No works shall commence on site until a full materials schedule containing the following details are submitted to and approved in writing by the Local Planning Authority:

- a) Specification and visual representations of the external facing brick, including brick type, colour, texture;
- b) Specification and visual representations of any roof materials;
- c) A plan, elevation and section drawings, with materials annotated, of any new windows and window openings (including surrounds) at a minimum scale of 1:10; and
- d) A plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical surround details.
- e) Details of the external render to the micro-brewery if proposed.
- f) the materials and details of the external stairs and fire escapes.

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Head of Planning, Development & Regulatory Services *RE*

The relevant part of the works (a-f above) shall not be carried out otherwise than in accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and 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. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornicing, decorative plasterwork, floorboards, fireplaces, 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.

REASON: To protect the special architectural and historic interest of the Listed Building in accordance with the requirement of the Planning (Listed Building and Conservation Areas) Act 1990 and policy Policies EN1 and EN3 of the Reading Local Plan 2019.

5. 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 Local Planning Authority) with regard to the methods used and to materials, colours, textures and profiles.

REASON: To protect the special architectural and historic interest of the Listed Building in accordance with the requirement of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies EN1 and EN3 of the Reading Local Plan 2019.

6. No development shall commence on site until full details of the method of joining the extension to the existing listed building are to be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be undertaken fully in accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and 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.

7. Adequate protection and support to the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the

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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 building and adjacent structures.

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

8. Notwithstanding what is shown on approved drawings or other approved documents, the location and details of all visible external services to the extension are to be submitted to and approved in writing by the local planning authority prior to commencement of work. The development shall not be carried out other than in full accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the building 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 this consent to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any work begins. This is 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.
3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed works. 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.
5. During the course of construction, the developer should take care to ensure that no part of these works (foundations, eaves, guttering, etc.) would encroach on, under or

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across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This consent does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

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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.