

**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: Town Planning Bureau
The Barn
43 Oakdene Road
Redhill
RH1 6BT

Application No: 210699
Application No: Listed Building Consent

Applicant: 159 Reading TE Ltd

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

Proposal: Various internal and external alterations, including replacement of shopfronts

At: 149-150 Friar Street and 2-4 Queen Victoria Street Reading Berkshire RG1 1EX

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: 6 September 2021



RF

Head of Planning, Development
& Regulatory Services

Application At: 149-150 Friar Street and 2-4 Queen Victoria Street Reading Berkshire RG1 1EX

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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 only in accordance with the following approved plans or specifications:

PL.0100 Location and Site Plan dated December 2015

130 P0 Friar Street Elevation - Ref:A dated 29 March 2021

131 P0 Friar Street Elevation - Ref:B dated 29 March 2021

109 P1 Basement Floor Plan dated 29 March 2021

110 P1 Ground Floor Plan dated 29 March 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. A detailed schedule of works for all internal and external works reasonably required to provide the alterations hereby approved shall be submitted to the Local Planning Authority for approval prior to any works being carried out. Thereafter the works shall not be carried out other than in strict accordance with the approved details.

REASON: In the interests of preserving the special architectural or historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019

4. No works hereby approved shall be carried out until a full schedule and samples of materials to be used in the construction of the approved works, including types of finishes, has been submitted to and approved in writing by the Local Planning Authority (for the avoidance of doubt all shopfront frames shall be constructed in timber). The submitted details shall be referenced against the approved plans, and shall show the relationship with the surrounding / original fabric. Thereafter the approved works shall not be carried out other than in strict accordance with the approved details.

Date: 6 September 2021



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REASON: In the interests of preserving the special architectural and historic interest of the Listed Building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. 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, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority.

REASON: In the interests of preserving the special architectural or historic interest of the listed buildings 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 allow consent to be granted.
2. No advertisements or signage are included in this Consent. Additional Listed Building Consent and possibly Advertisement Consent will be required.

Date: 6 September 2021



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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.