

**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 Architects  
St Thomas House  
6 Becket Street  
Oxford  
OX1 1PP

Application No: 201730  
Application No: Listed Building Consent

**Applicant:** Royal Berkshire Hospital NHS Foundation Trust

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

**Proposal:** Listed Building Consent for Removal of slate roof coverings and lead gutters. Reinstatement of lead gutters laid to new falls, reinstatement of slate roof after inspection of substrate; new Tyvek membrane and battens. Cleaning and re-pointing of stone chimneys and parapet wall capping. Overhaul of rainwater outlets and pipes including two new cast iron hoppers and rainwater pipes with outlets through parapet wall.

**At:** 17 Craven Road Reading RG1 5LE

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: 24 February 2021



SDV

Head of Planning, Development  
& Regulatory Services

**Application At:** 17 Craven Road Reading RG1 5LE

**Application No:** 201730

**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: Location Plan 6946.110

Drawing No: Site Plan 6946.113

Drawing No: Roof Repairs as Proposed 6946.131

Received 4th December 2020

Design and Access Statement

Heritage Report dated October 2020

Received 4th December 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. Before the relevant work begins, the following shall be submitted to and approved in writing by the Local Planning Authority:

a) a sample and written details of the type of brick

b) a sample and written details of the type of slate

c) a sample and written details of the downpipes

The development shall be carried out only in accordance with the approved samples and details.

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.

4. No related works may be undertaken until details of the proposed mortar mix for jointing/pointing of facing brickwork has been submitted to and approved in writing by the local planning authority. The use of cement-based mortar is not permitted. Any raking out of mortar is to be undertaken by hand.

Date: 24 February 2021



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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. 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.

6. 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 prescribed target 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

Date: 24 February 2021



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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. 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.

6. The applicant is advised to have due regard to trees on site when considering site activity to avoid harm to their canopies, e.g. from scaffolding erection or root systems, e.g. from compaction. Advice from an arboricultural professional should be sought as necessary. If facilitative pruning is required to unprotected trees, this should be carried out by an arboricultural professional only.

7. The trees within the embankment to the eastern boundary of the site are subject to a Tree Preservation Order.

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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.