

**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: Weston & Co Architects Ltd
Watlington House
44 Watlington Street
Reading
RG1 4RJ

Application No: 200975
Application No: Listed Building Consent

Applicant: Mr & Mrs Huntridge

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

Proposal: Construction of 3 x 2 bedroom terraced houses (with rooms in the roof space), associated amenity space, bin and cycle storage and undercroft vehicular access from Eldon Terrace to a parking area

At: 17 Eldon Square 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: 18th November 2020



SDV

Head of Planning, Development
& Regulatory Services

Application At: 17 Eldon Square Reading

Application No: 200975

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 development hereby permitted shall be carried out in accordance with the following approved plans:

19008-PL-20 - Site Location Plan

Received by the Local Planning Authority on 9th July 2020

19008-PL-21A - Combined Previous & Proposed Block Plans

19008-PL-23A - Combined Proposed Site Plan

19008-PL-30A - Combined Proposed Ground Floor Plan

19008-PL-32A - Combined Proposed Second Floor Plan

19008-PL-34A - Combined Proposed South Elevation

19008-PL-35A - Combined Proposed East Elevation & Section AA

19008-PL-37 - Existing and Proposed Block Plans

19008-PL-38 - Existing Site Plans

19008-PL-39 - Proposed Site Plan

19008-PL-40 - Proposed Ground Floor Plan

19008-PL-40A - Proposed Ground Floor Plan

19008-PL-42 - Proposed Second Floor Plan

19008-PL-42A - Proposed Second Floor Plan

19008-PL-44 - Proposed South Elevation

19008-PL-45 - Proposed East & West Elevations

19008-PL-46 - Existing North & South Elevations

Received by the Local Planning Authority on 12th August 2020

Heritage Statement, ref: 19008.9.1_20.09.07_HS

Design & Access Statement ref. 19008.9.1_20.09.07_DAS

Received by the Local Planning Authority 9th September 2020

19008-PL-31B - Combined Proposed First Floor Plan

Date: 18th November 2020



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19008-PL-33B - Combined Proposed North Elevation
19008-PL-41B - Proposed First Floor Plan
19008-PL-43A - Proposed North Elevation
Received by the Local Planning Authority on 2nd November 2020

19008-PL-40C - Proposed Ground Floor Plan
Received by the Local Planning Authority on 5th October 2020

REASON: because consent is granted in respect of the development as detailed in the approved plans only.

3. No works above foundation level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: in the interests of the visual appearance of the building, setting of the host listed building and character of the conservation area in accordance with Policies EN1 and EN3.

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 or agreed extended timescale for the decision to be issued.

2. Planning permission 200974 is related to this listed building consent

3. Some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any works begin. 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.

4. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on 0118 937 2449 for advice.

5. Your attention is drawn to the terms and conditions of this consent. Any works which are carried out but differ materially from the approved plans and details or does not comply with any condition(s) of this consent may result in the Council taking action to

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remedy the breach of planning control. If you are in any doubt, please contact the Council.

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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.