

**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: aura homes ltd  
7 Prescott Place  
Clapham  
London  
SW4 6BS

Application No: 191742  
Application No: Listed Building Consent

**Applicant:** Mr B Bains

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

**Proposal:** Revisions to 181239 LBC (Change of use from office to 5x1 bed flats, ground floor enlargement to rear and rooflight) namely to incorporate enlargement of front and rear lightwells; addition of window (to match existing) at front light well, addition of conservation roof lights to top floors and rear extension, and internal amendments.

**At:** 36 Queens Road 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: 10 June 2020



Head of Planning, Development  
& Regulatory Services *J.P.M.*

**Application At:** 36 Queens Road Reading

**Application No:** 191742

**Application No:** Listed Building Consent

**CONDITIONS and REASONS**

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: To accord with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No: Site Plan SP01

Drawing No: Proposed Front Lightwell Extension PL01

Drawing No: Proposed Rear Lightwell Extension PL02

Drawing No: Existing and Proposed Lower Ground Floor Plan PL03 Drawing No: Existing and Proposed Upper Floor Plan PL04

Drawing No: Existing and Proposed First Floor Plan PL05

Drawing No: Proposed First and Second Floor Plan PL06

Drawing No: Existing and Proposed Roof Plan PL07

Drawing No: Second Floor Proposed Ceiling Removal PL08

Received 1/11/2019

Drawing No: Proposed New Basement Windows DT04

Received 2/6/2020

Document Specification Revision A (dated and received 18th May 2020) and email of 15th October 2019 detailing:

- Conservation Rooflight with Natural Roof Tiles specification: <https://roof-maker.co.uk/rooflights/pitched-rooflights/conservation-luxlite/>
- Materials: Flint facing material and reclaimed brick to match the colour of the existing brick on the side elevation of the property (and not of the rear elevation which is a later addition) - and to be of a Flemish bond
- Windows: Double glazed aluminium framed vertical sliders- balanced - without central bars - specification: <https://www.duration.co.uk/Secondary-Glazing-Vertical-Sliders.asp>
- Doors: 4 panelled Fire Door

Date: 10 June 2020



Head of Planning, Development  
& Regulatory Services *J.B.M.*

And Drawing No. DT03 (detailing window profiles) received 18th May 2020

Reason: To clarify which plans have been approved.

3. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest 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 accord with Policies EN1 and EN6 of the Reading Borough Local Plan 2019 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

### **INFORMATIVES**

1. The conditions above have been worded with reference to the original permission Ref 181239/LBC 05/07/2019 and the following subsequent application determined at the site:

- 191438 Discharge of conditions 3 (Samples and Window/Door Details) & 4 (Rooflights) of planning permission 181238/FUL permitted 05/07/2019.

2. 191672/Variat is related to this listed building consent.

3. 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.

4. It should be noted that the boundary wall and railing form part of the listed building and it has been confirmed that these would not be effected during the course of the application works. Any alterations to the boundary walls and railings would require listed building consent and planning permission.

5. Approved works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

6. Officers have worked positively and proactively with the applicant to determine the application within the agreed timescale.

Date: 10 June 2020



Head of Planning, Development  
& Regulatory Services *J.B.M.*

## 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.