

**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 TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Tom Edmunds
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 190860
Application type: Variation of Condition

Applicant: City Pub Group PLC

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** listed building consent for the development as described below:-

Proposal: Listed building consent for internal and external alterations associated with the proposed change of use from bank (Use Class A2) and offices (Use Class B1a), to a food hall with bars (Use Class A3/A4) at ground floor level, 24 guest hotel bedrooms (Use Class C1) at 1st and 2nd floor levels and bar (A4 Use Class) at third floor level with alterations to create roof top terrace without complying with condition 2 (approved plans) of listed building consent ref. 180864 to allow for minor internal layout changes at ground floor

At: 1-2 Market Place Reading RG1 2EQ

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 July 2020



SDV

Head of Planning, Development
& Regulatory Services

Application At: 1-2 Market Place Reading RG1 2EQ

Application No: 190860

Application type: Variation of Condition

CONDITIONS & REASONS

1. The works hereby permitted shall begin no later than three years from the date of listed building consent ref. 180864 issued on 17th April 2019.

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. For the avoidance of doubt and to ensure that any conditions imposed on the original consent remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing Nos.:

Location Plan ref. 1-2 Market Place, Reading RG1 2EQ

3172.110 rev B - Proposed Basement

3172.112 rev D - Proposed First Floor

3172.113 rev D - Proposed Second Floor

3172.14 rev D - Proposed Third Floor

3172.120 rev A - Proposed Sections AA, BB & CC

3172.125 rev A - Proposed Elevations

3172.200 - Window Louvre Detail

Received by the Local Planning Authority on 25th May 2018

3172.111 rev G - Proposed Ground Floor Plan dated 12.01.18

Received by the Local Planning Authority on 29th May 2019

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

3. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policies EN1 and EN3 of the Reading Borough Local 2019.

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4. Elevation and section drawings, with materials annotated, of new secondary glazing details at a minimum scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of related work. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with Policies EN1 and EN3 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 fireplaces, doors, linings, shutters, panelling, architraves, cornices, decorative plasterwork, floorboards, 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 ensure that work is appropriate to the special architectural or historic interest of the listed building in accordance with Policies EN1 and EN3 of Reading Borough Local Plan 2019.

6. The works hereby permitted shall not be carried out other than in accordance with the 'Pembroke Design Method Statement Repairs to Existing Gates 1-2 Market Place Reading RG1 2EQ dated 8th January 2020' received by the Local Planning Authority on 8th January 2020

Reason: To ensure that work is appropriate to the special architectural or historic interest of the listed building in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

7. The repair works to the 'Lloyds Bank Chambers' lettering as approved by Condition 6 above shall be carried out in full in accordance with the approved scheme and the timetable agreed with the Local Planning Authority. The maintenance scheme shall be adhered to in full thereafter.

Reason: To ensure that work is appropriate to the special architectural or historic interest of the listed building in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

INFORMATIVES

Date: 10 July 2020



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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. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to 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 permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

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.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.