

**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: HCC Property Services  
Three Minsters House  
Winchester  
SO238UL

Application No: 201110  
Application No: Listed Building Consent

**Applicant:** Education Asset Management - Reading Borough Council

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

**Proposal:** New boiler flue to East elevation of Henry Building. Replacement buttressing to retaining wall of Henry Building

**At:** Katesgrove Primary School Dorothy Street Reading RG1 2NL

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: 8 October 2020



Head of Planning, Development  
& Regulatory Services

**Application At:** Katesgrove Primary School Dorothy Street Reading RG1 2NL

**Application No:** 201110

**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:

Location Plan A4

2039(L) 001 (work identification/block plan)

E04858-HCC-ZO-00-DR-M-3000 Rev. A Mechanical Engineering Services Existing Flue Arrangement

E04858-HCC-ZO-00-DR-M-3001 Rev. A Mechanical Engineering Services Proposed Flue Arrangement

E04836S-01 Rev. P2 Retaining Wall Plan Layout

E04836S-02 Rev. P2 Retaining Wall Elevations

E04836S-03 Rev. P2 Retaining Wall Sections & Detail

which were received by the Local Planning Authority on 6 August 2020.

REASON: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved and Policy EN1 of the Reading Local Plan 2019.

3. Notwithstanding any notations as may appear on the approved plans in Condition 2 above, no commencement of the buttress wall works hereby permitted shall commence beyond foundation level until a schedule of the materials to be used in the construction of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall confirm the type of bricks, the mortar (type, strength) and mortar strike.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new works respond positively to the local context and character in accordance with policies CC7 and EN1 of the Reading Borough Local Plan 2019.

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4. No installation of the flue hereby permitted shall take place until the type and colour of enamel paint and method of application has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new works respond positively to the local context and character in accordance with policies CC7 and 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 permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. 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.

3. 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.

Date: 8 October 2020



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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.