

**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: Lewis and Hickey Architects
1 St. Bernards Row
Edinburgh
EH14 1HW

Application No: 191894
Application No: Listed Building Consent

Applicant: The Royal Bank of Scotland Group Pl

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

Proposal: De-commissioning of existing Natwest branch. Removal of non-original fixtures, fittings, furniture and equipment relating to the operation of the branch, as shown on plans by red dashed lines. No works to redecorate. Removal of all associated mechanical and electrical items and making safe. Removal of 3no. external ATMs and filling the apertures with sandstone to match existing. Removal of all signage from external elevation and making good.

At: 13 Market Place Reading RG1 2EG

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: 27 March 2020



RJE

Head of Planning, Development
& Regulatory Services

Application At: 13 Market Place Reading RG1 2EG

Application No: 191894

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:

E6768-EX-E1 - Elevation

E6768-EX-BA Rev A - Basement Plan

E6768-EX-GD Rev A - Ground Floor Plan

E6768-EX-01 Rev A - First Floor Plan

E6768-EX-02 - Second Floor Plan

E6768-EX-03 - Third Floor Plan

received on 27 November 2019

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. MAKE GOOD STONEMWORK: DETAILS & SAMPLES

No development shall take place until further details and samples of the materials and finishes to be used in the repair of the external stonework of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved 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.

Date: 27 March 2020



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4. INTERIOR WORKS

The work to the interior shall only comprise of the removal of non-original fixtures, fittings, furniture and equipment relating to the operation of the previous use as shown on the approved plans.

Following the removal of fixtures and fittings no works to repair or make good the original internal structure shall be carried out without the approval in writing by the local planning authority of a schedule of repair works for the interior of the Listed Building.

All work shall be carried out in strict accordance with the approved document(s) unless otherwise agreed in writing with the local planning authority.

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. MAKING GOOD: WORKS TO MATCH EXISTING

All new works, and works of making-good to the retained fabric, whether internal or external, 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. CARE IN REMOVAL OF FIXTURES AND FITINGS

Adequate protection and support to the Listed Building shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the execution of the work, including the removal of fixtures, fittings and signage, to ensure that no damage is incurred to the historic fabric of the Listed Building. Particular attention is drawn to the need to protect the front elevation ashlar stonework and pink granite pilasters during the removal of signage and Automatic Teller Machines.

The removal of the night safe in the front elevation has not been included in this application for Listed Building Consent. No works to remove the night safe shall take place until a new Listed Building Consent application has been submitted and consent granted by this Local Planning Authority.

Date: 27 March 2020



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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.

INFORMATIVES

1. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from 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.
2. 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.
3. Any works affecting the public pavement shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

Date: 27 March 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) at least 10 days before submitting the appeal. Further details are on GOV.UK.