



Reading
Borough Council
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**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: JonesLangLaSalle
40 Bank Street
Canary Wharf
London
E14 5EG

Application No: 191611
Application No: Listed Building Consent

Applicant: BAE System Pension Fund Trustees Ltd

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

Proposal: Various external alterations associated with repair works to Harris Arcade, including to parapets, external render, chimneys, walls, columns, cornices and roof level works.

At: Harris Arcade Reading RG1 1DB

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: 22 November 2019

Head of Planning, Development & Regulatory Services *RE*

Application At: Harris Arcade Reading RG1 1DB

Application No: 191611

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 in accordance with the following approved plans:

P-01 Proposed elevations to Harris Arcade and County House Areas of repair work required

P-02 Proposed ground floor plan to Harris Arcade and County House P-03 Proposed roof plan to Harris Arcade and County House

All received 04/10/19

Minor Opening up Works Method Statement by GLJ Contracts Ref CLW 5132 dated November 2019

Email from GLJ Contracts '[EXTERNAL] RE: Harris Arcade, Reading (191611)' dated 15/11/19

Received 15/11/19

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

3. Before the relevant work begins, details of the following shall be approved in writing by the Local Planning Authority:

- a) a sample of the type of brick
- b) a description of the joints, mortar mix and finish.

The works shall be carried out only in accordance with the approved details.

Date: 22 November 2019



Head of Planning, Development & Regulatory Services *RE*

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.

4. Before the relevant work begins, proposals for the method and extent of re-pointing shall be submitted to and approved in writing with the Local Planning Authority, and thereafter shall be carried out only in accordance with the approved details. No other re-pointing of brickwork is authorised by this consent without prior approval of the details. The use of cement-based mortar is not permitted. Any raking out of mortar is to be undertaken by hand: the use of power tools is not permitted.

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. 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, bonds 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. All areas of brickwork approved for dismantling as part of the works shall be carefully dismantled and the bricks retrieved and stored on site prior to their re-use in re-building.

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. 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.

Date: 22 November 2019



Head of Planning, Development & Regulatory Services *RE*

2. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but 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 listed building control. If you are in any doubt please contact the council.
3. 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 for the decision to be issued.
4. 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.
5. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway 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: 22 November 2019



Head of Planning, Development & Regulatory Services *RE*

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.