



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: Ridge and Partners LLP
Beaumont House
High Street
Theale
RG7 5AL

Application No: 190292
Application No: Listed Building Consent

Applicant: Mrs Amanda Snow

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

Proposal: Various works to the external elevations and roof of the Waterhouse building

At: The Waterhouse Building, Reading School, Erleigh Road, Reading, RG1 5LW

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: 29th November 2019

SDV

Head of Planning, Development
& Regulatory Services

Application At: Main House Erleigh Road Reading RG1 5LW

Application No: 190292

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 received on 21/02/19:

Drawing No: 5007902-RDG-XX-RF-PL-B-0004 - Roof Plan (main building)

Drawing No: 5007902-RDG-XX-RF-PL-B-0006 - Roof Plan (east wing)

Drawing No: 5007902-RDG-XX-RF-PL-B-0002 - Roof Plan (west wing)

Drawing No: 5007902-RDG-XX-RF-PL-B-0003 - Front and Rear Elevations (main building)

Drawing No: 5007902-RDG-XX-XX-EL-B-0005 - Front and Rear Elevations (east wing)

Drawing No: 5007902-RDG-XX-XX-EL-B-0001 - Front and Rear Elevations (west wing)

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. i) Works to the roof or loft shall be undertaken under the supervision of an appropriately qualified ecologist [full member of CIEEM and or a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present]. Works shall follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. A closing-out report including details of the methods used, and any bats or signs of bats found, shall be issued to the Council within 6 months of the last supervision visit.

ii) If works do not commence before May 2021, an updated bat survey, to include a building inspection, and dusk emergence or dawn re-entry bat detector survey, shall be undertaken and a report detailing the findings submitted to the Council.

REASON: There is evidence that bats have roosted in the buildings in the past and they may roost in the building in the future. This condition will ensure that protected species are not adversely affected by the proposals in accordance with wildlife legislation, paragraphs 8, 170 & 175 of the NPPF.

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4. The following works shall not be carried out until details have been submitted to and approved in writing by the local planning authority.

a) Replacement facing brick: Sample panel of the replacement facing brick which demonstrates brick type, colour and texture;

b) Replacement roof: Samples and/or manufacturer's details of the replacement roof materials;

c) Rainwater goods: Manufacturer's details of the replacement rainwater goods (gutters, downpipes and hoppers);

The works shall not be carried out otherwise than in accordance with the details approved pursuant to this condition.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of Policy EN1 of the Local Plan (2019).

5. No works of pointing of brickwork shall be undertaken until details of the proposed mortar mix for the pointing of facing brickwork have been submitted to and approved in writing by the local planning authority. No works of pointing of brickwork shall be undertaken except in accordance with the details approved pursuant to this condition. The use of cement-based mortar is not permitted. Any raking out of mortar shall be undertaken by hand.

REASON: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of Policy EN1 of the Local Plan (2019).

INFORMATIVES

1. 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.

2. Officers have worked positively and proactively to provide a recommendation for approval to be made within the agreed time period.

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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.