



**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: Bell Cornwell LLP
Oakview House
Station Road
Hook
RG27 9TP

Application No: 172256
Application No: Listed Building Consent

Applicant: Platinum SA

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

Proposal: Internal and external alterations associated with change of use of public house (Class A4) to restaurant (Class A3) at ground floor and erection of a single storey rear/side extension. Conversion of upper floor into three (1x studio & 2x 1-bed) self-contained flats (Class C3) including a first floor side extension plus associated refurbishment of windows and internal changes. Erection of ancillary cycle and refuse stores and rebuilding of boundary wall to rear of courtyard.

At: Red Cow Ph 50 Crown Street Reading RG1 2SE

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: 19 July 2018

Head of Planning, Development
& Regulatory Services

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Application At: Red Cow Ph 50 Crown Street Reading RG1 2SE

Application No: 172256

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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. Prior to commencement of any works at the site, details of the following shall be submitted to and approved in writing by the Council:

a) detailed drawings and schedules showing all those parts of the building to be removed, dismantled or stripped out (including the removal of internal features, floors, and wall or ceiling surfaces);

b) a detailed schedule of repairs to the listed building

The works shall be carried out in accordance with the approved drawings and schedules.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

3. Prior to the commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

a) mortar mix for all brickwork (mortar is to be lime-based with a breathable finish).

b) new staircases to include details of handrails and balusters.

c) manufacturer details and samples of the roof tiles for the extension and any replacement roof tiles.

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- d) manufacturer details and samples of the facing brick for the extension and any replacement bricks.
- e) type and location of any new service visible externally including pipework, rainwater goods, boiler flues, extract vent grilles, meter cupboards, external lighting, or soil vent pipe terminations.
- f) internal partition walls including details of the method of construction.

The development shall be carried out in full accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

4. Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular attention is drawn to the need to protect the windows, fireplaces and timber frame from damage during construction.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

5. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber framing members/structural roof timbers may be cut, replaced or removed in whole or in part without the written approval of the local planning authority. This includes the chasing of timbers to facilitate service runs.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

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

WD-200 Rev A - Location Plan, Existing Site and Basement Demolition Plan, as received 04/07/18

WD-201 Rev A - Existing Ground Floor Demolition Plan, as received 04/07/18

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WD-202 - Existing First Floor Demolition Plan, as received 04/07/18
WD-203 - Existing Second Floor Demolition Plan, as received 04/07/18
WD-204 - Existing Roof Plan Demolition Plan, as received 04/07/18
WD-205 Rev D - Proposed Location, Site Plans and Basement Plan, as received 27/03/18
WD-206 Rev A - Proposed Ground Floor Plan, as received 20/02/18
WD-207 - Proposed First Floor Plan, as received 15/12/17
WD-208 - Proposed Second Floor Plan, as received 15/12/17
WD-209 Rev A - Proposed Roof Plan, as received 20/02/18
WD-210 Rev B - Proposed Ground Floor & Cellar Fire Strategy Plan, as received 20/02/18
WD-211 Rev B - Proposed First Floor Fire Strategy Plan, as received 20/02/18
WD-212 Rev B - Proposed Second Floor Fire Strategy Plan, as received 20/02/18
WD-300 - Existing Section A-A & B-B (including demolition/proposed works), as received 04/07/18
WD-301 - Proposed Section A-A & B-B, as received 15/12/17
WD-400 - Existing Front and Side Elevations (including demolition/proposed works), as received 04/07/18
WD-401 Rev A - Existing Rear and Side Elevations (including demolition/proposed works), as received 20/02/18
WD-402 Rev A - Front and Side Elevations, as received 20/02/18
WD-403 Rev A - Proposed Rear & Side Elevations, as received 20/02/18
WD-600 - Typical Sash Window Details, as received 15/12/17
WD-601 - Door Details, as received 15/12/17
WD-602 Rev B - Floor and Wall Details, as received 20/02/18
WD-604 - Typical Conservation Roof Light Details, as received 04/07/18
RL17562/01 - Foundation & Ground Floor Layout & Details, as received 20/02/18
RL17562/02 Rev P1 - Ground Floor Layout Showing Proposed Roof Structure Over, as received 20/02/18
RL17562/03 Rev P1 - Part First Floor Layout Showing Proposed Structure Over, as received 20/02/18
Door Schedule, Ref PCSR, as received 04/07/18
Window Schedule, Ref PCSR, as received 04/07/18

Reason: To ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).



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INFORMATIVES

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 agreed extended timescale for the decision to be issued.
2. 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.

A handwritten signature in black ink, appearing to read 'G. C. Anderson'.

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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 must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at [www.planningportal.gov.uk/planning/appeals/online/make an appeal](http://www.planningportal.gov.uk/planning/appeals/online/make-an-appeal).