

**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: Colin Dawson Associates
1 Malvern Way
Twyford
Reading
RG10 9PY

Application No: 191779
Application No: Listed Building Consent

Applicant: Dr N Narayan

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

Proposal: Maintenance and repair works to external fabric of Listed building

At: 10 Eldon Road Reading RG1 4DH

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**

SFB

Date: 18 December 2019



Head of Planning, Development
& Regulatory Services

Application At: 10 Eldon Road Reading RG1 4DH

Application No: 191779

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:

D1304-01 Remedial works site and location plan

28319-E1.DWG Elevations

R27319.DWG Site survey

J2362 / V2 Report on Strategy for Façade Stonework Repairs (Ref V2) A F Stonemasons CED/BK/1304 Rev Design & Access Statement proposed external remedial works to walls, 10 Eldon Road, Reading, Berkshire, RG1 4DH by Colin Dawson Associates dated 05/11/2019

195536/10, Eldon Road, Reading/Structural Repair Strategy Statement - Rev O, Clive Hudson Associates dates 5/11/2019

As received on 6 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 Borough Council Local Plan 2019.

3. The materials used in the works hereby approved are to be:

Stone: Bathstone (Hartham Park)

Mortar/putty: Bath lime putty

The works shall be undertaken only in accordance with the above approved materials to the exterior facades or as specified in the approved documents for the internal reconstruction of the walls unless further information is provided to the Local Authority.

Furthermore, the samples of the approved replacement stonework should be retained on site (showing the proposed stone types, sizes, colour, texture) until the work is completed.

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Reason: To accord with Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural and historic interest of the listed building.

4. The new facing stonework shall match the existing stonework adjacent in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To accord with Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to special architectural and historic interest of the listed building.

5. The following sound materials forming part of the Listed Building shall be carefully taken down, protected and securely stored on site for later re-use:

- Ashlar masonry

Reason: To accord with Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the listed building.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

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.

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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.