

**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: DP Architects
The Old Brewery Tap
3 Shirburn Street
Watlington
OX49 5BU

Application No: 190645
Application No: Listed Building Consent

Applicant: Mr & Mrs McAra & Charlesworth

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

Proposal: Single storey rear extension and various internal and external alterations including works to windows, doors and rooflights

At: Blagrove Barn Blagrove Farm Lane Caversham Reading RG4 7JX

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: 8 July 2019



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: Blagrove Barn Blagrove Farm Lane Caversham Reading RG4 7JX

Application No: 190645

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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. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

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

Drawing No.:

- 19 BBCR SL01 - Site Location Plan
- 19 BBCR SP01 Rev. A - Proposed Site Plan
- Design and Access, and Heritage Statement

As received: 01/04/2019

- 19 BBCR PE01 Rev. B - Proposed Plans & Elevations

As received: 01/07/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. Adequate protection and support to the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including

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any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the Listed Building.

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

5. The following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturers details of the rainwater good for the proposed works are to be provided;
- b) Manufacturers details of the new rooflights are to be provided;
- c) Plan, elevation and section drawings, with materials annotated, of new windows at a minimum scale of 1:10;
- d) Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

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

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

7. 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 the service runs.

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

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.
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.

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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 via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>