

**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: DWP Associates
1 Glanmorfa
Ferryside
SA17 5TF

Application No: 181567
Application No: Listed Building Consent

Applicant: DWP Associates

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

Proposal: External and internal works including the extension of floor plates at floors 2, 3 and 4 and minor internal amendments to facilitate the refurbishment of the existing building to create ancillary storage at basement and refurbishment for office use on 3 upper floors.

At: 3-5 King Street Reading

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: 10 January 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: 3-5 King Street Reading

Application No: 181567

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted. Reason: to accord with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted by this consent shall be carried out only in accordance with the following approved plans or specifications:

Plans considered

RDG-4000 PL-22 Proposed replacement window main office first second floor market place

RDG-4000 PL-23 Proposed replacement window main office

RDG-4000 PL-24 Proposed replacement window market place office third floor

RDG-4000 ES-PL-EL-08-01 Rev A Exiting elevation to market place proposed no change

Received on 24th November 2018

Email dated 14th November 2018 from Derek Price confirming that there would be no structural change to the existing Market Street entrance. Received 14th November 2018

RDG-4000 PL- 01 1:1250 SITE LOCATION PLAN GROUND FLOOR DEMISE TOTAL SITE AT UPPER FLOORS Location plan

RDG-4000 PL- 12 Basement shower facility and bike store general arrangement

RDG-4000 PL- 13 Ground floor entrance

RDG-4000 PL- 14 General arrangement first floor proposed layout

RDG-4000 PL- 15 Second floor proposed layout

RDG-4000 PL- 16 Proposed third floor

RDG-4000 PL- 17 Roof level proposed

RDG-4000 PL- 18 Survey short section internal light well elevation - west

RDG-4000 PL- 20 Section through internal lightwell extension elevation - west

RDG-4000 PL- 21 Existing and proposed internal lightwell elevation

RDG-4000 PL- 22 Design and Access statement

Received on 5th September 2018

Reason: because Listed Building Consent is granted in respect of the works as detailed in the approved plans only in accordance with Policy CS33.



Date: 10 January 2019

Head of Planning, Development & Regulatory Services *RE*

3. For the avoidance of doubt, unless such work is clearly and specifically referred to on the approved drawings or other documents approved as set out in Condition 2 above, no removal of original features or changes to the building fabric shall be made without the written approval of the local planning authority.

Reason: in order to protect the character and fabric of the listed building.

Policies: CS33

4. Unless such work is clearly and specifically referred to on the approved drawings or other documents in Condition 2 above, no external masonry shall be cut, drilled or removed in whole or in part without the written approval of the local planning authority. This includes the chasing-in of masonry to facilitate electrical cable runs.

Reason: in order to protect the character and fabric of the listed building.

Policies: CS33

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 prescribed target or agreed extended timescale for the decision to be issued.

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

Date: 10 January 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 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/>