

**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: 190563
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: Listed Building Consent for maintenance and repairs to external fabric of 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**

Date: 7 June 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: 10 Eldon Road Reading RG1 4DH

Application No: 190563

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 and specifications:

R27319.DWG Site survey

Design & Access Statement proposed external remedial works to walls, 10 Eldon Road, Reading, Berkshire, RG1 4DH by Colin Dawson Associates dated 01/04/2019

D1304-02 Proposed remedial works to Elevations

D1304-01 Site and Location plans

Survey & Dilapidation, schedule by AF Jones Stonemasons

As received 4th April 2019

Sample of Bathstone (Hartham Park), and Bath lime putty materials approved by the Local Authority on 5th June 2019

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

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

-Stone: Bathstone (Hartham Park)

-Mortar/putty: Bath lime putty

The works shall be undertaken only in accordance with the above approved materials.

Furthermore, the samples of replacement stonework which have been provided to the Local Authority for approval should be retained on site (showing the proposed stone types, sizes, colour, texture) until the work is completed.

Reason: To accord with Reading Borough Council Core Strategy CS33: 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.

Date: 7 June 2019



Head of Planning, Development & Regulatory Services *RE*

Reason: To accord with Reading Borough Council Core Strategy CS33: 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 Core Strategy CS33: 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.

6. The proposed Bath lime putty mortar pointing mix has been submitted to and approved in writing by the local planning authority. The pointing is to be lime-based, with a breathable finish. The use of cement-based mortar is not permitted by this Consent

Reason: To accord with Reading Borough Council Core Strategy CS33: 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.

7. The works hereby approved shall be carried out by hand tools only and not powered tools (for example, air-driven tools, electric angle grinders, or SDS drills, etc.) are to be used to cut back masonry joints prior to repointing.

Reason: To accord with Reading Borough Council Core Strategy CS33: 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.

INFORMATIVES

1. 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.

2. 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.

Date: 7 June 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/>