



Reading
Borough Council
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**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: 180354
Application No: Listed Building Consent

Applicant: MGH Design Services

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

Proposal: Restoration of the existing listed cottage, including the construction of a replacement rear extension.

At: 82 Star Road Caversham Reading RG4 5BE

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: 26 April 2019

Head of Planning, Development & Regulatory Services *RE*

Application At: 82 Star Road Caversham Reading RG4 5BE

Application No: 180354

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 hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: Location Plan

Drawing No: Proposed Extension and Restoration SR/01 B dated 06/11/2017

Received 27th February 2018

Drawing No: Site Plan SR/SPA dated 23/04/2019

Received 25th April 2019

Reason: because consent is granted in respect of the works as detailed in the approved plans only.

3. Protection of the listed building in terms of structural support (propping, etc.) during the works shall be carried out and maintained in accordance with the 'Star Road Method Statement' dated 29th March 2019 received 1st April 2019; and the 'Outline schedule of Work AHC REF 9615 dated November 2017' (incorporated in the former document). Furthermore, care shall be taken in the design and execution of all works, including any demolition and the preparation of historic fabric for repair, to ensure that no damage is incurred to the historic fabric of the building which is not explicitly approved by this consent/the method statements. Particular attention is drawn to the need to protect the windows, fireplaces and timber frame from damage during construction.

Reason: 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).

4. Unless such work is clearly and specifically referred to in the approved drawings in Condition 2 above or the method statements approved in Condition 3 above, no timber framing members/structural roof timbers shall be cut, replaced or removed in whole or

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in part without the prior written approval of the local planning authority. For the avoidance of doubt, this includes the chasing of timbers to facilitate service runs.

Reason: In order to protect the stability and 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)

5. In the event that demolition of the kitchen and extensions (as shown on approved plan SR/01B in Condition 2 above) work is undertaken (in accordance with the approved Method Statement as set out in Condition 3 above) and the replacement extension is not proposed to be constructed at the same time, a scheme for temporary weatherproofing of the rear (eastern elevation) of the building shall have been submitted to and approved in writing by the Local Planning Authority before demolition of the existing kitchen extension takes place. The approved temporary weatherproofing scheme shall be erected/installed and thereafter retained until a replacement extension (or other suitable proposal) is permitted and undertaken to ensure permanent weatherproofing.

Reason: to ensure that in the event that the works covered by this Consent stall then adequate weatherproof protection is provided for the Listed Building in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (altered 2015).

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

Reason: 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)

7. The mortar mix used shall be SikaMur 'Dry Ready Mixed Highly Breathable Mortar' as per Appendix 1 of the letter dated and received 1st March 2019. In addition the building is to be rendered with Bauwer 'Thermal Render Plaster' as per Appendix 2 of the letter dated and received 1st March 2019.

Reason: 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)

8. The rooflights to be inserted shall be carried out in accordance with the details shown on the following drawing: 'Roof/Window Details Drawing No: SR/14 Dated 01/03/2019', Received 1st March 2019

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Reason: 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)

9. The windows inserted shall be carried out in accordance with the details shown on the following drawing: 'Door/Window Details Drawing No: SR/10 A Dated 22/02/2019' Received Friday 12th April 2019.

Reason: 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)

10. The new doors inserted shall be carried out in accordance with the details shown on the following drawing: 'Door/Window Details. Drawing No. SR/10 Dated 22/02/2019', Received 1st March 2019

Reason: 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)

11. The roof tiles shall match the existing listed building, as per the sample submitted to and approved by the Council on 27th February 2019 and as per Appendix 3 of the letter dated and received 1st March 2019.

Reason: 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)

12. The bricks used shall be reused existing bricks as per the sample submitted to and approved by the Council 27th February 2019 and as per Appendix 3 of the letter dated and received 1st March 2019.

Reason: 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).

INFORMATIVES

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

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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, Full Planning Permission and/or an application for Permitted Works to a Listed Building. Specifically, planning application 180353/FUL has not been determined at this time and this consent does not constitute a planning permission to build a development which itself requires planning permission. If you are in any doubt, please contact the Council, particularly in any regard to any unforeseen circumstances encountered during the works.

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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/>