



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: Oxford Architects
The Workshop
254 Southmead Road
Bristol
BS10 5EN

Application No: 180366
Application No: Listed Building Consent

Applicant: Mr Steven Stanton

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

Proposal: Internal and external alterations associated with conversion and renovation of existing outbuildings to form hotel accommodation, with associated alterations to the public house including the installation of new access route within 85 Chatham Street.

At: The Butler Ph 85-91 Chatham Street Reading RG1 7DS

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: 5th March 2019

Head of Planning, Development
& Regulatory Services *LEB*

Application At: The Butler Ph 85-91 Chatham Street Reading RG1 7DS

Application No: 180366

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CONDITIONS and REASONS

1. The works to which this consent relate shall be begun not later than the expiration of 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 the Planning and Compulsory Purchase Act 2004.

2. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18
15191 011 Rev F - Proposed First Floor Plan, as received 28/06/18
15191 012 Rev D - Proposed Roof Plan, as received 28/06/18
15191 013 Rev E - Proposed East and West Elevations, as received 28/06/18
15191 014 Rev E - Proposed North and South Elevations, as received 28/06/18
15191 015 Rev D - Proposed Courtyard Elevations, as received 28/06/18
15191 016 Rev A - Proposed Sections AA & BB, as received 28/06/18
15191 040 - Proposed Bin Store & Cycle Stand, as received 13/04/18
15191 030 Rev D - Proposed GF Demolition Plan, as received 28/06/18
15191 031 Rev A - Proposed Roof Demolition Plan, as received 26/02/18
15191 035 Rev C - GF Reversible Bottling Space Details, as received 28/06/18
15191 036 Rev C - FF Reversible Space Details, as received 28/06/18

Reason: to ensure that the works carried out are fully in accordance with the approved drawings and details 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).

3. Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular



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attention is drawn to the need to protect the windows, fireplaces and timber frame from damage during construction.

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

4. No works shall commence until schedule of works has been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.

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

5. 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 service runs.

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

6. 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) Sample panel of all brick facing materials which demonstrates the brick type, colour, texture;
- b) Samples and/or manufacturer's details of the roof materials for the works;
- c) Plan, elevation and section drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;
- d) Plan and section drawings, with materials annotated, of new doors at a minimum scale of 1:10;
- e) Details of the mortar mix for repairs and re-pointing;
- f) Details of the new staircases to include details of handrails and balusters;
- g) Details of the type of rooflights (conservation type, fitted flush with or below the roof covering);
- h) Details of the type and location of any externally visible new services, including pipework, rainwater goods, boiler flues, extract vent grilles, external lighting, or soil vent pipe terminations.



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

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

INFORMATIVES

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed timeframes in conjunction with the associated application for full planning permission.
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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.co.uk

