

**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: SSP Group PLC
169 Euston Road
London
NW1 2AE

Application No: 190440
Application No: Listed Building Consent

Applicant: SSP Group PLC

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

Proposal: Refurbishment of existing 'Pumpkin' coffee shop unit within heritage building of Reading Train Station to new 'Coffee Room' brand to include new surface finishes and replacement of existing external signage.

At: Reading Station Station Approach Reading RG1 1LZ

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: 15 May 2019



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

Application At: Reading Station Station Approach Reading RG1 1LZ

Application No: 190440

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. 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.

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

- 02GA, 100 Rev. P01 - Existing & Proposed Plan
- 02GA, 101 Rev. P01 - Proposed Floor Finish & Wall Finishes
- 03EL, 100 Rev. P01 - Proposed Elevations
- 03IL, 101 Rev. P01 - Proposed Internal Elevations
- Heritage, Design and Access Statement 11th March 2019

As received: 18/03/2019

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

INFORMATIVES

1. 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.

Date: 15 May 2019



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

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 agreed extended timescale for the decision to be issued.

Date: 15 May 2019



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

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/>