

**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: RDJW Architects
9-11 East Park
Crawley
RH10 6AN

Application No: 190036
Application No: Listed Building Consent

Applicant: New Hill Ltd

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

Proposal: Internal and external works associated with Replacement ground floor glazing and entrance doors to 3a/5 Cheapside

At: 5 Cheapside Reading RG1 7AG

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 *J.P.M.*

Application At: 5 Cheapside Reading RG1 7AG

Application No: 190036

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 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: Drawing No.:

- 5393-001 Rev. A - Location and Block Plan
- 5393-004 Rev. A - Proposed Ground Floor Plan
- 5393-005 Rev. B - Proposed Elevation

As received: 09/01/2019

Reason: This is 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).

4. Prior to the commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

Date: 26 April 2019



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

- a) Sample or specification for the main shop front windows including details of materials and finish.
- b) Sample or specification for the top fascia panel including details of materials.
- c) Sample or specification for the shutter box panel including details of materials and finished colour.

The relevant part of the works shall not be carried out otherwise than in 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. 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.
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.

Date: 26 April 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/>