

**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: Simpson Hilder Associates Ltd
67A High Street
Lyndhurst
SO43 7BE

Application No: 181239
Application No: Listed Building Consent

Applicant: Mr B Bains

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

Proposal: Change of use from office to 5x1 bed flats, ground floor enlargement to rear and rooflights

At: 36 Queens Road Reading

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: 5 July 2019



Head of Planning, Development
& Regulatory Services

AA

Application At: 36 Queens Road Reading

Application No: 181239

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

Drawing No: Proposed Elevations and Floor Plans 8278 102 Rev D Received 2nd April 2019

Drawing No: Cycle and Bin Store (and location and block) 8728 104 Received 24th May 2019

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

3. 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 panels of all facing materials, including brickwork and flint which demonstrates brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;

b) Samples and/or manufacturer's details of the roof materials;

c) Plan, elevation and section drawings, with materials annotated, of proposed window/openings (including surrounds and new secondary glazing) at a minimum scale of 1:10;

d) Plan and section drawings, with materials annotated, of proposed doors at a minimum scale of 1:10 with typical moulding and architrave details;

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 Core

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Strategy 2008 (altered 2015) and DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

4. Details of the type of rooflights are to be submitted to and approved in writing by the local planning authority prior to commencement of related work. Rooflights are to be conservation type, fitted flush with or below the roof covering.

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 Core Strategy 2008 (altered 2015) and DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: To accord with Policy CS33 of the Core Strategy 2008 (altered 2015) and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

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 prescribed target or 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: 5 July 2019



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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/>