

**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: Ferguson Mann Architects
6 King Street
Bristol
BS1 4EQ

Application No: 181197
Application No: Listed Building Consent

Applicant: TCN UK Limited

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

Proposal: Various internal and associated external works associated with the continued office use at basement, part ground and upper floors, including various removal of partitions, restoration of staircase and landing arrangement, replacement of roof linings, provision of rooflights on inward facing roof slopes and incorporation of new WCs, kitchens and services

At: 149-150 Friar Street and 2-4 Queen Victoria Street Reading Berkshire RG1 1EX

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: 18 October 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 149-150 Friar Street and 2-4 Queen Victoria Street Reading Berkshire RG1 1EX

Application No: 181197

Application No: Listed Building Consent

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:

PL-0100 A Location Site Plan
PL-0010 A Existing Basement Plan
PL-0011 A Existing Ground Floor Plan
PL-0012 A Existing First Floor Plan
PL-0013 A Existing Second Floor Plan
PL-0014 A Existing Third Floor Plan
PL-0015 A Existing Roof Plan
PL-0110 A Proposed Basement Plan
PL-0111 A Proposed Ground Floor Plan
PL-0112 A Proposed First Floor Plan
PL-0113 A Proposed Second Floor Plan
PL-0114 A Proposed Third Floor Plan
PL-0115 A Proposed Roof Plan
PL-0510 A Demolition Basement Plan
PL-0511 A Demolition Ground Floor Plan
PL-0512 A Demolition First Floor Plan
PL-0513 A Demolition Second Floor Plan
PL-0514 A Demolition Third Floor Plan
PL-0515 A Demolition Roof Plan
PL-1150 A Typical Stair Landing Glazed Partition
PL-1151 A Typical Opening
PL-1152 A Typical Glazed Partition



Date: 18 October 2018

Head of Planning, Development & Regulatory Services *RE*

PL-1220 A Typical Floor Details
PL-1224 A Typical Roof Details
PL-1322 A Internal Partition Details
As all received on 09/07/2018

office refurbishment/alterations 149/150 friar street and 2/4 Queen Victoria Street,
Reading Design and Access Statement (including brief planning statement and heritage
statement) Issue 01 dated 9 July 2018, as received 09/07/18

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).

3. Unless such work is clearly and specifically referred to on drawings or other documents approved, no wall downstands shall be removed without the written approval of the local planning authority.

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

- a) Details of disabled access to stairs.
- b) Repairs to floorboards
- c) New rooflights
- d) Repair of plasterwork
- e) Removal and re-location of fireplaces
- f) Protection of internal features during construction
- g) New doors

The works shall not be carried out other than in full accordance with the approved details.

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).



Date: 18 October 2018

Head of Planning, Development & Regulatory Services *RE*



Reading
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INFORMATIVES

1. Officers have worked positively and proactively to provide a recommendation for approval to be made within the agreed time period.
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: 18 October 2018

Head of Planning, Development & Regulatory Services *RE*

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.gov.uk/planning/appeals/online/make an appeal](http://www.planningportal.gov.uk/planning/appeals/online/make-an-appeal).