

**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: Miss Kimberley Garcia  
140 Castle Hill  
Reading  
Reading  
RG1 7RW

Application No: 190346  
Application No: Listed Building Consent

**Applicant:** Miss Kimberley Garcia

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

**Proposal:** Internal and external repair works to listed building (part retrospective)

**At:** 140 Castle Hill Reading RG1 7RW

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: 29 April 2019



Head of Planning, Development  
& Regulatory Services

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**Application At:** 140 Castle Hill Reading RG1 7RW

**Application No:** 190346

**Application No:** Listed Building Consent

**CONDITIONS and REASONS**

1. The consent relates only to the following documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted information:

Proposed roof & basement works to 140 Castle Hill, Reading, Berks, Ref: Ref - REA-791971, dated and received 10<sup>th</sup> April 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).

2. The materials to be used in the proposed works shall be:

Ribera Natural slate  
New Roofshield breathable roofing felt  
Pre-treated timber batten  
Breathable lime plaster  
Lime mortar  
Isola platon membrane  
Aqua channel  
Timber batten  
Plasterboards  
Plaster

The works shall be completed using the approved materials.

Reason: in the interests of ensuring that the new development respects the character and appearance of the listed building, therefore complying with policy CS33.

Date: 29 April 2019



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& Regulatory Services

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**INFORMATIVES**

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:  
[www.communities.gov.uk/publications/planningandbuilding/partywall](http://www.communities.gov.uk/publications/planningandbuilding/partywall)
5. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 29 April 2019

Head of Planning, Development  
& Regulatory Services

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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/>