

**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: Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 180864
Application No: Listed Building Consent

Applicant: City Pub Group PLC

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

Proposal: Listed building consent for internal and external alterations associated with the proposed change of use from bank (Use Class A2) and offices (Use Class B1a), to a food hall with bars (Use Class A3/A4) at ground floor level, 24 guest hotel bedrooms (Use Class C1) at 1st and 2nd floor levels and bar (A4 Use Class) at third floor level with alterations to create roof top terrace (planning application ref. 180863)

At: 1-2 Market Place Reading RG1 2EQ

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: 17th April 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: 1-2 Market Place Reading RG1 2EQ

Application No: 180864

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 Nos.:

3172.111 rev E - Proposed Ground Floor Plan

Received by the Local Planning Authority on 31st August 2018

Location Plan ref. 1-2 Market Place, Reading RG1 2EQ

3172.110 rev B - Proposed Basement

3172.112 rev D - Proposed First Floor

3172.113 rev D - Proposed Second Floor

3172.14 rev D - Proposed Third Floor

3172.120 rev A - Proposed Sections AA, BB & CC

3172.125 rev A - Proposed Elevations

3172.200 - Window Louvre Detail

Received by the Local Planning Authority on 25th May 2018

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

3. 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 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

4. Elevation and section drawings, with materials annotated, of new secondary glazing details at a minimum scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of related work. The relevant

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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 Policy CS33.

5. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as fireplaces, doors, linings, shutters, panelling, architraves, cornices, decorative plasterwork, floorboards, lath and plaster ceilings 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 ensure that work is appropriate to the special architectural or historic interest of the listed building in accordance with Policy CS33.

6. The development hereby permitted shall not be occupied until a scheme and timetable for repair and maintenance of the 'Lloyds Bank Chambers' lettering located on the existing side entrance gate to the application site from Market Place (as shown on drawing no. 3172.125 rev A - Proposed Elevations received by the Local Planning Authority on 25th May 2018), has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that work is appropriate to the special architectural or historic interest of the listed building in accordance with Policy CS33.

7. The repair works to the 'Lloyds Bank Chambers' lettering as to be approved by Condition 6 above shall be carried out in full in accordance with the approved scheme and the timetable agreed with the Local Planning Authority. The maintenance scheme shall be adhered to in full thereafter.

Reason: To ensure that work is appropriate to the special architectural or historic interest of the listed building in accordance with Policy CS33.

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. Planning permission ref. 180863 is associated with this listed building consent. A s106 legal agreement also applies.

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Head of Planning, Development & Regulatory Services *RE*

3. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

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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 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/>