

**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: 190455
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 amendments to works approved under 181197/LBC including new partitions and linings, infill of non-original first floor doorway, repositioning of boilers and flues and limited removal of plaster on third floor

At: 149 Friar Street Reading 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: 4 October 2019



SDV

Head of Planning, Development
& Regulatory Services

Application At: 149 Friar Street Reading RG1 1EX

Application No: 190455

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord 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 following, received on 20/03/19:

Design and Access Statement, including Planning Statement and Heritage Statement

Drawing No: PL-0110 Rev. B - Proposed Basement Floor Plan

Drawing No: PL-0111 Rev. B - Proposed Ground Floor Plan

Drawing No: PL-0112 Rev. B - Proposed First Floor Plan

Drawing No: PL-0113 Rev. B - Proposed Second Floor Plan

Drawing No: PL-0114 Rev. B - Proposed Third Floor Plan

Drawing No: PL-0115 Rev. B - Proposed Roof Plan

Drawing No: SK(PL)016 - Plaster and Masonry, Basement and Ground Floor Plans

Drawing No: SK(PL)017 - Plaster and Masonry, First and Second Floor Plans

Drawing No: SK(PL)018 - Plaster and Masonry, Third Floor and Roof Plans

Reason: 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.

3. All works shall be sensitively undertaken and any repairs or making good shall be carried out to match the existing details and materials as in the existing property.

Reason: To protect the historic character of the Listed Building in accordance with Policy CS33.

INFORMATIVES

1. This consent only extends to permit works to the listed building which form part of this consent. Any additional works, both internal or external, which in the opinion of the LPA affect the character and/or appearance of the listed building would require a further application for Listed Building Consent.

Date: 4 October 2019



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2. The Council have worked in a positive and proactive manner to seek to issue the decision within the agreed timescale.

Date: 4 October 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 can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.