



Reading
Borough Council
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**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: Matt Andrews
24 Northcourt Avenue
Reading
RG2 7HA

Application No: 181713
Application No: Listed Building Consent

Applicant: Watlington House Trustees

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

Proposal: Erection of new dwarf wall & railings to the street frontage and reformatting the forecourt.

At: Watlington House 44 Watlington Street 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: 14 March 2019

Head of Planning, Development
& Regulatory Services

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Application At: Watlington House 44 Watlington Street Reading

Application No: 181713

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

Drawing Nos:

WH18 - Watlington Street Elevations

WH21 - Location & Block Plans

Received 27th September 2018

WH19C - Front Forecourt Proposed Plan

TH 20 - Railing & Wall Details

Received 4th March 2019.

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

3. The materials to be used in the construction of the external surfaces of this development shall be:

Michelmarsh multi red stock brick

SB.4 HD Manual Raise Arm Barrier

as shown on the approved, plans and documents. These details were also confirmed by the agent via email received on 05/12/18.

The development 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, in accordance with Policy CS33.

Date: 14 March 2019



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4. Prior to the installation of the railings details and samples of the railings to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: as no sufficient details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7 and CS33.

INFORMATIVES

1. 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 condition(s) or planning obligation(s) 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.

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. The decision to grant consent follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed extended time frame.

4. 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.

5. Due care should be taken to the Grade II listed wall to the west of the listed building so as not to harm the structure when the proposed works are carried out.

Date: 14 March 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/>