



Reading
Borough Council
Working better with you

**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: Mr Brian Cutts
11 Church Street
Reading
RG1 2SB

Application No: 181714
Application No: Listed Building Consent

Applicant: Mr Brian Cutts

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

Proposal: Conversion from commercial office class B1 to 2 residential units.

At: 11 Church Street Reading RG1 2SB

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: 25 February 2019

Head of Planning, Development & Regulatory Services *RE*

Application At: 11 Church Street Reading RG1 2SB

Application No: 181714

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. 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.

3. 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: Drawing No.:

- 1810813_01.1@A4 Rev. R0 - Location Plan
- 1810813_01.2@A4 Rev. R0 - Block Plan
- 1810813_01.3@A4 Rev. R0 - Site Plan
- 1810813_01.6@A3 Rev. R0 - Proposed GF Plan
- 1810813_01.8@A3 Rev. R0 - Proposed FF Plan
- 1810813_01.11@A4 Rev. R0 - Proposed Plans 1:100
- 1810813_01.12@A4 Rev. R0 - Proposed Plans 1:100 (flats division)
- 1810813_01.13@A4 Rev. R0 - Proposed over existing Plans 1:100 • 1810813_01.19@A4 Rev. R0 - West Elevation as Existing and Proposed
- 1810813_01.20@A4 Rev. R0 - East Elevation as Existing and Proposed
- Design and Access Statement

As received: 28/11/2018

Drawing No.:

- Heritage Statement - 11 Church Street, Reading (Application number 181714 - Listed Building Consent)

Date: 25 February 2019



Head of Planning, Development & Regulatory Services *RE*

As received: 19/10/2018

Drawing No.:

- 180813_01.10@A3 Rev. R0 - Proposed Loft Plan
- 180813_01.17@A4 Rev. R0 - South Elevation as Proposed • 180813_01.15@A4 Rev. R0 - North Elevation as Proposed • 180813_01.18@A4 Rev. R0 - South Elevation Proposed over Existing

As received: 21/12/2018

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).

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (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. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to: <http://beta.reading.gov.uk/environmentalprotection>
4. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
5. Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
6. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation should be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
7. The decision to grant Listed Building Consent follows the positive and proactive consideration of the issues raised by this application and issuing the decision within the statutory time period.

Date: 25 February 2019



Head of Planning, Development & Regulatory Services *RE*

8. 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: 25 February 2019



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/>