



Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Building and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	140
Suffix	
Property name	
Address line 1	Castle Hill
Address line 2	
Address line 3	
Town/city	Reading
Postcode	RG1 7RW

Description of site location must be completed if postcode is not known:

Easting (x)	470944
Northing (y)	173032

Description

2. Applicant Details

Title	Miss
First name	Kimberley
Surname	Garcia
Company name	
Address line 1	140 Castle Hill
Address line 2	Reading
Address line 3	
Town/city	Reading

2. Applicant Details

Country	Berkshire
Postcode	RG1 7RW
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Roof and top floor ceilings :
Investigate bowed ceiling in bedroom
Ceiling has section of woodchip paper peeling away and is damp
Further areas of the top floor ceilings are showing water marks.
Ceilings appear to be larve and plaster, then lined and may need to be replaced in full
There is no loft space for further access & inspection
This will require a full roof survey front and back of property
The back of property measures aprox 4.9m wide 4+ stories high
The front of property measures aprox 6m wide 4+ stories high
Ladder access not possible due to height
Ground survey shows roofs and guttering to be in overall poor condition
Cost for scaffold & roof survey to follow
Top floor front bedroom(where woodchip coming away) 5.3m x 4m
Top floor back bedroom 4m x 3.5m
Top floor landing 4.1x 1.8
Cost to for roof and ceiling repairs to follow roof survey
NOTE-
Ceilings are in danger of collapse and advise these works are urgent

Has the development or work already been started without consent? ☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

10/01/2019

Has the development or work already been completed without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☐ Yes ☒ No

10. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls

Please provide a description of existing materials and finishes:

Cannot confirm exact description

10. Materials

External Walls

Please provide a description of proposed materials and finishes:

There are a large number of slates that have slipped & missing
This starts happening generally when the nails start to corrode and fail to hold the slate in position and / or when the slates deteriorate.
The ridge tiles are in good order and can re-use the majority of these
Leadwork on the front chimney also sound and can be re-used
The slates are 16 x 8's and as the roof is mid terrace we would use the same size for jointing either end
We recommend that the roof be replaced keeping the existing slates that are good for the rear elevation and new slates be fitted on the front elevation
Recommended works-
Provide 8 yard skip
The existing ridges and slates will be removed and set aside for reuse where possible
The existing roofing batten and felt and will be removed and disposed
New 5u eaves felt will be fitted along the eave's lines
New Roofshield breathable roofing felt will be supplied and fixed into place
New 25mm x 50mm pre-treated timber batten will be cut to size and fixed to the rafters
New 16 x 8 natural slates will then be fitted to the front elevation of the house and the back elevation will be slated with the existing slates
The existing ridge tiles will then be bedded on fresh mortar made up of 3- part sand to 1-part cement mix
Dress existing lead flashings
All redundant materials and waste will be cleared from site
Clear gutters and water test
Skip will be removed on completion

1.00 Supply and fit 4 x multi fuel chimneys cowls to open chimneys

Are you supplying additional information on submitted plan(s)/design and access statement:

☐ Yes ☒ No

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Neighbour Mr Mealing from 138 Castle Hill is aware of roof works and approved as long as building consent provided.

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

12. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Richard
Surname	Eatough
Reference	

Date (Must be pre-application submission)

10/01/2019

Details of the pre-application advice received

To apply for listed building consent as more than a minor repair to roof

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Scott
Surname	Fulton
Declaration date (DD/MM/YYYY)	18/01/2019

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

18/01/2019