

**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: GW Planning Limited
21 Norfolk Road
Sutton Coldfield
B75 6SQ

Application No: 181580
Application No: Listed Building Consent

Applicant: Ivy Crescent Ltd

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

Proposal: Internal alterations to existing building including enlarged external basement light well with new windows and new roof lights to existing single storey rear extension in association with the proposed change of use from employment agency (A2 use) to 5 self-contained apartments (C3 use) (amended description)

At: 42 Queens Road Reading RG1 4BB

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: 18 December 2018



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: 42 Queens Road Reading RG1 4BB

Application No: 181580

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate shall be begun not later than the expiration of 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 the Planning and Compulsory Purchase Act 2004.

2. The works hereby approved shall not be carried out other than in accordance with the following drawings:

QR42:005 Rev P5 - FLOOR PLANS Proposed Ground Floor

QR42:006 Rev P5 - FLOOR PLANS Proposed

QR42:012 Rev P5 - PROPOSED ELEVATIONS

QR42:013 Rev P2 - PROPOSED BIN AND CYCLES

QR42:011 Rev P7 - PROPOSED ELEVATIONS

Received by the Local Planning Authority on 4th December 2018

QR42:001 - BLOCK PLAN

QR42:002 - SITE LOCATION PLAN

Received by the Local Planning Authority on 6th September 2018

Reason: To clarify which drawings have been approved and in the interests of proper planning.

3. Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Sample materials, plan, elevation and section drawings of the new secondary glazing at a scale 1:10.

b) Sample materials, plans, elevation and section drawings of new rear door to the bedroom of the basement apartment

c) Sample materials, plan, elevation and section drawings of the enlarged front basement window



Date: 18 December 2018

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The relevant 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 the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

4. Details of the type and location of any new services visible external to the building, including soil vent pipe terminations, are to be submitted to and approved in writing by the local planning authority prior to commencement of related work.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

5. 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 to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to in seeking amendments to the application to overcome officer concerns, to enable a positive officer recommendation to be made.

2. 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: 18 December 2018



Head of Planning, Development
& Regulatory Services *J.B.M.*

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/>