

**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: Hives Architects LLP
John Adams House
29 Castle Street
Reading
RG1 7SB

Application No: 180875
Application No: Listed Building Consent

Applicant: Addington House

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

Proposal: Various internal and external works associated with conversion of an existing office building to 8 flats.

At: Addington House 73 London Street Reading RG1 4QA

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: 12 October 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: Addington House 73 London Street Reading RG1 4QA

Application No: 180875

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 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:

001 Rev P2 - Site Location Plan, as received 10/05/18
002 Rev P2 - Block Plan, as received 10/05/18
003 Rev P8 - Ground Floor, as received 29/08/18
004 Rev P8 - First Floor, as received 29/08/18
005 Rev P8 - Second Floor, as received 29/08/18
006 Rev P6 - Roof Plan, as received 10/05/18
007 Rev P8 - Basement Floor Plans, as received 29/08/18
008 Rev P2 - Existing Elevations, as received 10/05/18
016 Rev P1 - Proposed Vent Terminal Locations & Section AA, as received 29/08/18

Heritage Impact Assessment Rev P4 (including Appendix A, B & C) by Hives Architects, as received 29/08/18

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).

3. No works shall commence until details of the following are submitted to and approved in writing by the Council:

Date: 12 October 2018



Head of Planning, Development & Regulatory Services *RE*

- a) detailed schedule of all those parts of the building to be removed, dismantled or stripped out (including the removal of internal features, floors, and wall or ceiling surfaces)
- b) a method statement detailing how the new internal bathrooms will be constructed in order to preserve the existing decorative timber panelling behind them. This shall include all work required to meet Building Regulations where applicable.

The works shall not be carried out other than in full accordance with the approved details.

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. No works shall commence until details of the rear Upvc windows to be replaced and the details of the timber windows to replace them have been submitted to and approved in writing by the local planning authority. Works to the listed building shall be carried out in accordance with the approved details and shall be completed before any residential unit hereby approved is first occupied.

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. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

- a) proposed internal partition walls (to be constructed of timber studwork and to be fully reversible) including details of the method of construction;
- b) type and location of any new services including pipework, rainwater goods, boiler flues, extract vent grilles, meter cupboards, external lighting, or soil vent pipe terminations;
- c) the method of retaining the existing doors and architraves and fixing them shut (where shown) so that they are reversible.

The works shall not be carried out other than in full accordance with the approved details.

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).



Date: 12 October 2018

Head of Planning, Development & Regulatory Services *RE*

6. Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular attention is drawn to the need to protect internal timber panelling, skirtings, architraves, cornices, fireplaces, timber floors and the staircase from damage during construction.

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).

7. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber panels or structural timbers may be cut, replaced or removed in whole or in part without the written approval of the local planning authority. This includes the chasing of timbers to facilitate service runs.

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. Officers have worked positively and proactively with the applicant to determine the application within the agreed timeframes in conjunction with the associated application for full planning permission.

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.

3. The applicant is advised that Historic England will be formally consulted by the local planning authority when future approval of details applications are submitted which seek to discharge conditions relating to this Listed Building Consent.

Date: 12 October 2018



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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at [www.planningportal.gov.uk/planning/appeals/online/make an appeal](http://www.planningportal.gov.uk/planning/appeals/online/make-an-appeal).