

**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: Owens Galliver Architects LLP
10 High Street
Pangbourne
Reading
RG8 7AB

Application No: 181976
Application No: Listed Building Consent

Applicant: Mr & Mrs Sefton Jenkins

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

Proposal: Conversion of basement garage to return it to living space (re-submission of 181182)

At: 121 Castle Hill Reading RG1 7SY

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: 3 January 2019



SDV
Head of Planning, Development
& Regulatory Services

Application At: 121 Castle Hill Reading RG1 7SY

Application No: 181976

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. The development hereby permitted shall be carried out in accordance with the following approved plans, received on 9th November 2018: Drawing No: 17-1796/3000 Rev A - Proposed Plans

Drawing No: 17-1796/3001 Rev A - Proposed Elevations and Sections Drawing No: 17-1796/000 Rev B - Location and Site Plans Roof Plan Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun, it should be noted that doors and windows are required to be timber:

a) Plan and elevation drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;

b). Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10;

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 Listed Building in accordance with the requirements of policy CS33.

INFORMATIVES

1. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

Date: 3 January 2019



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2. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 3 January 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/>