

**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 David Jenkins
7 Valentine Crescent,
Caversham
Reading
RG4 5JL

Application No: 181307
Application No: Listed Building Consent

Applicant: Mr David Jenkins

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

Proposal: Part retrospective: Conversion of office to residential (1x1 bedroom flat and 1x2 bedroom flat)

At: 7 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: 3 January 2019



Head of Planning, Development
& Regulatory Services

AA

Application At: 7 Church Street Reading RG1 2SB

Application No: 181307

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:

Drawing No: Location Plan

Drawing No: Block Plan

Drawing No: Site Plan 180530_01.4 R0

Drawing No: Proposed Loft Plan 180530_01.10 R0

Drawing No: Proposed Plans 180530_01.11 R0

Drawing No: Proposed Plans (flats division) 180530_01.12 R0

Drawing No: Proposed Plans (over existing) 180530_01.13 R0

Received 27th July 2018

Drawing No: Existing and Proposed South Elevation 180530_01.15 R0

Drawing No: Existing and Proposed North Elevation 180530_01.14 R0

Drawing No: Existing and Proposed East Elevation 180530_01.17 R0

Drawing No: Existing and Proposed West Elevation 180530_01.16 R0

Received 29th November 2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. Detailed drawings, 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) Type and exact location of any new services including the proposed gas meter

The relevant part of the works shall not be carried out otherwise than in full accordance with the approved details.

Date: 3 January 2019



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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 Core Strategy 2008 (altered 2015) and DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

4. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: For the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building and in accordance with Policy CS33 of the Core Strategy 2008 (altered 2015).

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission 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. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.

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 decision to grant consent follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.

5. 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, Full Planning Permission and/or an application for Permitted Works to a Listed Building.



Date: 3 January 2019

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Head of Planning, Development
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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/>