

**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: Boyer Planning Ltd
Crowthorne House
Nine Mile Ride
Wokingham
RG40 3GZ

Application No: 181223
Application No: Listed Building Consent

Applicant: Aspire 108 London Street Ltd

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

Proposal: Internal and external alterations in association with change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

At: 108 London Street Reading RG1 4SJ

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: 17 September 2018



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

Application At: 108 London Street Reading RG1 4SJ

Application No: 181223

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord 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 development hereby permitted shall be carried out in accordance with the following approved documents:

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

'JP Heritage' Heritage Statement ref. 1758 dated 6th July 2018

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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

3. The works hereby permitted **shall not commence** until 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) have been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.



Date: 17 September 2018

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

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

4. 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: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

5. Details of the method of retaining the doors and architraves and fixing them shut, where applicable, so that they are reversible are to be submitted to and approved in writing by the local planning authority **prior to commencement of related work**. The works shall only be carried out in accordance with the approved details.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

6. Details of the proposed internal partition walls including details of the method of construction are to be submitted to, and approved in writing by, the local planning authority **prior to commencement of related work**. The new internal partition walls shall be constructed of timber studwork and shall be fully reversible. The works shall only be carried out in accordance with the approved details.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

7. 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 that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33.

8. 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**.



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Reason: To accord with Reading Borough Council Core Strategy policy CS33 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the prescribed target timescale for the decision to be issued.
2. 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, fireplaces, skirting boards, architraves, cornices, timber floors and staircases from damage during construction.
3. 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: 17 September 2018



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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 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).