



Reading
Borough Council
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**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: Barton Willmore
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 181297
Application No: Listed Building Consent

Applicant: Idream Reading LTD

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

Proposal: Minor internal and external alterations associated with the proposed change of use of first, second and third floor from office to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units

At: 17-27 Queen Victoria Street Reading RG1 1SY

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: 15.01.2019

Head of Planning, Development & Regulatory Services 



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Application At: 17-27 Queen Victoria Street Reading RG1 1SY

Application No: 181297

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.s:

LO-A0.01_Location Plan

LO-A0.02_Block Plan

EX-A1.01_Existing Basement Floor Plan

EX-A1.02_Existing Ground Floor Plan

EX-A1.03_Existing First Floor Plan

EX-A1.04_Existing Second floor Plan

EX-A1.05_Existing Third Floor Plan

EX-A1.06_Existing Roof Plan

EX-A2.01_Existing Front Elevation

EX-A2.02_Existing Rear Elevation

EX-A3.01_Existing Section A

EX-A3.02_Existing Section B

EX-A4.01_Existing 3D Perspectives

EX-A5.01 to EX-A5.05_Existing stairs 1-5

EX-A5.06_Existing Windows

PR-A1.01_Proposed Basement Floor Plan

PR-A1.02_Proposed Ground Floor Plan

PR-A1.03_Proposed First Floor Plan

PR-A1.04_Proposed Second Floor Plan

PR-A1.05_Proposed Third Floor Plan

PR-A1.06_Proposed Site/Roof Plan

PR-A2.01_Proposed Front Elevation

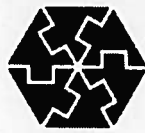
PR-A2.02_Proposed Rear Elevation

PR-A3.01_Proposed Section A

PR-A3.02_Proposed Section B

Date: 15.01.2019

Head of Planning, Development & Regulatory Services *RB*



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PR-A4.01_Proposed 3D Views
PR-A4.02_Entrance Façade Views
PR-A5.01 Proposed stair 3 treatment
PR-A5.02_Proposed Rear Window
DE-A1 to DE-A13
DETAILS01 to DETAILS05
PR-A1.07.1 to PR-A1.07.4

Received by the Local Planning Authority on 26th July 2018

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

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

a) Retention/replacement/alteration scheme for all windows (including a schedule of existing & proposed windows and specifications and drawings at a scale of 1:10)

b) Section drawings of the secondary glazing at a scale 1:10.

c) Section drawings at a scale of 1:10, materials details and specifications of all roof lights. All roof lights to be 'conservation style' or similar.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved and retained thereafter.

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. Any areas of external brickwork required to be repaired/reinstated in accordance with the approved plans shall match the existing adjacent brickwork in brick colour and size, mortar colour and pointing and bonding detail.

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

5. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornicing, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed.

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

6. Details of all external plant/services are to be submitted to and approved in writing by the Local Planning Authority prior to the installation of plant/services. Such works shall only be carried out in accordance with the approved details and retained as such thereafter.

Date: 15.01.2019

Head of Planning, Development & Regulatory Services *RE*

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

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on 0118 937 2449 for advice.
2. 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 or agreed extended timescale for the decision to be issued.
3. Planning permission ref. 181296 (and a related s106 legal agreement) is associated with this listed building consent.
4. Some conditions above make clear that they require approval from the Local Planning Authority before any works begin. 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.
5. Your attention is drawn to the terms and conditions of this consent. Any works which are carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

Date: 15.01.2019



Head of Planning, Development & Regulatory Services *AB*

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/>

