



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: Lucas Design and Construction
11A West Street
Reigate
RH2 9BL

Application No: 180826
Application No: Listed Building Consent

Applicant: Lucas Design and Construction

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

Proposal: Removal of two walls to the south east corner of the listed building due to structural instability and replacement

At: 3 Castle Crescent Reading RG1 6AQ

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: 11 July 2018

Head of Planning, Development
& Regulatory Services

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Application At: 3 Castle Crescent Reading RG1 6AQ

Application No: 180826

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 4th June 2018:

Drawing No: LB001 - Existing Building Conversion Ground Floor Plan

Drawing No: LB002 - Existing Building Conversion First Floor Plan

Drawing No: LB003 - Existing Building Conversion North Elevation

Drawing No: LB004 - Existing Building Conversion West Elevation

Drawing No: LB005 - Existing Building Conversion South Elevation

Drawing No: LB006 - Existing Building Conversion East Elevation

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

3. Adequate protection and support to the Listed Building and adjacent structures shall be carried out in accordance with the email provided by the agent on 19th June 2018 at all times during the work and shall be made available for inspection on request. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding.

Reason: to ensure that no damage is incurred to the historic fabric of the building and adjacent structures. Core Strategy Policy CS33: Protection and Enhancement of the Historic Environment

4. All related works shall be undertaken in accordance with the K Lime - Natural Hydraulic Lime Mortar document submitted to the local planning authority on the 19th June 2018. Development shall be carried out in accordance with the approved details.

Date: 11 July 2018



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& Regulatory Services

Reason: to preserve the character of the listed building in accordance with Core Strategy Policy CS33: Protection and Enhancement of the Historic Environment

5. All new works, and works of making good to the retained fabric of the listed building, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles and in accordance with the roof slate sample and guttering sample document submitted to the local planning authority on the 19th June 2018. Development shall be carried out in accordance with the approved details.

Reason: to preserve the character of the listed building in accordance with Core Strategy Policy CS33: Protection and Enhancement of the Historic Environment

INFORMATIVES

1. 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: 11 July 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).