

**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: Day Tanner Ltd
Suite 1a Market House
19-21 Market Place
Wokingham
RG40 1AP

Application No: 180351
Application No: Listed Building Consent

Applicant: Mr J. Rivers

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

Proposal: Conversion of existing building to a 1-bed unit and the erection of a new two storey building comprising 2 x 1-bed units with associated car parking and cycle storage on land to the R/O 86 Southampton Street, Reading. Re-submission of application 162204.

At: Site at rear of 86 Southampton Street known as 85 Pell Street Reading RG1 2QR

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: 7 November 2018



SDV
Head of Planning, Development
& Regulatory Services

Application At: Site at rear of 86 Southampton Street known as 85 Pell Street Reading RG1 2QR

Application No: 180351

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 works hereby permitted by this Consent shall be carried out only in accordance with the following approved plans or specifications:

3224/201 A Proposed Ground Floor Plan

3224/202 A Proposed First Floor Plan

3224/203 A Proposed Elevations 1/2

3224/204 Proposed Elevations 2/2

3224/205 Proposed Bikes Shed

3224/206 A Proposed Elevations with Boundary Treatment 1/2

3224/207 Proposed Elevations with Boundary treatment 2/2

3224/208 Block Plan & Location Plan

3224/209 Window Details

Reason: because Listed Building Consent is granted in respect of the works as detailed in the approved plans only in accordance with Policy CS33.

3. 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.

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.

2. This Listed Building Consent relates to the redevelopment of the site as approved by Planning Application 180350.

Date: 7 November 2018



SDV

Head of Planning, Development
& Regulatory Services

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).