

**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: Reading Dental Sedation Clinic
Oxford Road Dental Surgery
163-165 Oxford Road
Reading
Berkshire
RG1 7UZ

Application No: 172087
Application No: Listed Building Consent

Applicant: Reading Dental Sedation Clinic

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

Proposal: Upgrading of 16 internal doors

At: 163-165 Oxford Road Reading RG1 7UZ

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: 29 June 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 163-165 Oxford Road Reading RG1 7UZ

Application No: 172087

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. This Listed Building Consent approves of the following works to 16 No. original doors in the property known as 163-5 Oxford Road:

- careful routing of the door edges and tops and insertion of intumescent strips;
- use of fire-rated hinges;
- use of door-closers, where required; and
- application of fire-retardant paint.

For the avoidance of doubt, no other works are approved by virtue of this Consent.

Reason: as the application proposes minor works which have a limited impact on the character and fabric/fixings of the Listed Building.

Policies: CS33

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this Consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any conditions of 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.

2. The approved works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

3. 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



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separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.

4. Officers have worked positively and proactively with the applicant to determine the application within the agreed timescale.

5. The relevant plans/documents to this application for consent are:

-Design and Access Statement Alterations to Commercial Property, 153/165 Oxford Road - listed building, received 25 November 2017.

-1:1250 site location plan, received 22 November 2017.



Date: 29 June 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).