

**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: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 181356
Application No: Listed Building Consent

Applicant: Mr Raj Desaur

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

Proposal: New rear dormer window, new stair access and internal alterations including en-suite shower rooms and fitting of appliances

At: 86a Southampton 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: 30 October 2018



Head of Planning, Development
& Regulatory Services

Application At: 86a Southampton Street Reading RG1 2QR

Application No: 181356

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:

Drawing No: SSR:103 - Plans as Proposed

Drawing No: SSR:105 - Elevations as Proposed

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. The works hereby permitted by this Consent shall be carried out only in accordance with details of the dormer window, including materials and surroundings, which are to be submitted to and approved in writing by the local planning authority prior to commencement of any work related to the approved dormer window.

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

4. The works hereby permitted by this Consent shall be carried out only in accordance with details of the new staircase, which shall include details of handrails, balusters and materials and shall be submitted to and approved in writing by the local planning authority prior to commencement of any work related to the approved staircase.

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

5. 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.

Date: 30 October 2018



Head of Planning, Development
& Regulatory Services

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission 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. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
4. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:
<https://www.gov.uk/wildlife-licences>
5. Your attention is drawn to the Listed Building Consent granted for associated internal works and alterations (reference 151754) on 18 January 2016.

Date: 30 October 2018



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).