



**Reading**  
Borough Council  
Working better with you

**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 TO VARY A CONDITION OF LISTED BUILDING CONSENT UNDER  
SECTION 19 OF THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS)  
ACT 1990**

To: Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application No: 172043  
Application type: Variation of Condition

**Applicant:** Honest Burger Ltd.

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

**Proposal:** Retrospective application for variation of condition 3 (details of windows, doors, railings and cables) of listed building consent 170639 dated 21/07/17 (for internal and external alterations and new signage), namely to no longer require railing details to be submitted and for the development to include an additional level entrance door and minor cosmetic alterations to the ground floor of the east elevation.

**At:** Unit 2 3-5 King Street Reading

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: 20 April 2018

Head of Planning, Development  
& Regulatory Services *J.B.M.*

**Application At:** Unit 2 3-5 King Street Reading

**Application No:** 172043

**Application No:** Variation of Condition

**CONDITIONS and REASONS**

1. Condition 1 of the original listed building consent (3 years for implementation - Ref 170639) is no longer relevant, as the consent has already been implemented.

2. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no external masonry may be cut, drilled or removed in whole or in part without the written approval of the Local Planning Authority. This includes the chasing-in of masonry to facilitate electrical cable runs.

Reason: In order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (altered 2015).

3. 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) Plan, elevation and section drawings, with material annotated, of new windows and window openings (including surrounds) at a minimum scale of 1:10;

b) Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details at a scale of 1:1;

c) Details of electrical cable-runs for external lighting, demonstrating the relationship of cables to the elevation of the building and method of fixing the cables to the building.

The development shall not be carried out other than in full accordance with the approved details.

Reason: In order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).



Date: 20 April 2018

Head of Planning, Development  
& Regulatory Services *J.B.M.*

4. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

Drawing No: Site Location Plan 2461/00.01

Drawing No: Block Plan 2461/00.02

Received 21st April 2017

Proposed External Alteration Elevation A - King Street - Ref: S2461/05.01 Rev B

Proposed External Alteration Elevation B - High Street - Ref: S2461/05.02 Rev C

Proposed Ground Floor - RCP - Ref: S2461/04.02 Rev E

Supporting letter dated and received 15th November 2017

Received 15th November 2017

Proposed External Alteration Elevation C - Market Place - Ref: S2461/05.03 Rev D

Received 7th February 2018

Reason: This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Core Strategy 2008 (altered 2015).

### **INFORMATIVES**

1. The Local Planning Authority has worked positively and proactively with the applicant to enable a positive officer recommendation to be made and for the application to be determined in a timely manner, within the agreed timeframes.

2. 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 separate application for Listed Building Consent, Full Planning Permission, Advertisement Consent and/or an application for Permitted Works to a Listed Building.

Date: 20 April 2018



Head of Planning, Development  
& Regulatory Services *J.P.M.*

## 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.co.uk](http://www.planningportal.co.uk)