

**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: Open Hand Open Space Ltd
571 Oxford Road
Reading
RG30 1HL

Application No: 180488
Application No: Listed Building Consent

Applicant: Open Hand Open Space Ltd

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

Proposal: Conservation and minor amendments of existing flat roof above third floor, two turrets, parapet walls, magazine and ground floor glazed veranda

At: 571 Oxford Road Reading RG30 1HL

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 June 2018



Head of Planning, Development
& Regulatory Services

AA

Application At: 571 Oxford Road Reading RG30 1HL

Application No: 180488

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 16th March 2018:

Drawing No: HLF DWG P13 - Proposed Roof Plan
Drawing No: HLF DWG P14 - Proposed Turrets Plan
Drawing No: HLF DWG P15 - Proposed South Elevation
Drawing No: HLF DWG P16 - Proposed West Elevation
Drawing No: HLF DWG P17 - Proposed North Elevation
Drawing No: HLF DWG P18 - Proposed East Elevation & Section B-B
Drawing No: HLF DWG P19 - Proposed Section A-A
Drawing No: HLF DWG P20 - Proposed Section C-C
Drawing No: HLF DWG P21 - Proposed Roof Elevations

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

3. **No related works shall commence** until a method for the removal of the water tanks and making good of surrounding brickwork including a scheme for the storage and re-use of water tanks has been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved scheme.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of policy CS33.

4. Details of the external staircase to include details of all related works are to be submitted to and approved in writing by the Local Planning Authority **prior to**

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commencement of related work. The works shall only be carried out in accordance with the approved scheme.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of policy CS33.

5. 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) Sample of replacement facing brick;
- b) Sample of replacement facing stone;
- c) Samples and/or manufacturer's details of the roof materials (including railings);
- d) Plan and elevation drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;
- e). Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of 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. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins [with respect to the specific part]. This is because the details need to be designed or works implemented before any other works start on the site [with respect to the specific part] or are of a nature that it would be impractical to consider after work has started.

3. For clarity the applicant is advised that this listed building consent does not include the partial removal of the surrounding listed walls and infilling with railings to reveal the monument behind. This was discussed during the site visit however this would need separate listed building consent and may not be acceptable as the walls are listed



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and railings could be visually intrusive. Pre-application advice should be sought for any other works/alterations.

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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).