

READING BOROUGH COUNCIL

REGISTER NO:- 24126

Date of Deposit	17/1/75	Developer	Dr. I. G. Matthews
File Ref.		Address	43. Conisboro Avenue, Caversham
Plan No. Adv.		Agent	Jobmasters
T.P. No.		Address	19. Hemdean Hill Caversham Reading.
B.P. No.	51189		
Location of Site	43. Conisboro Avenue Caversham		
Proposal	Double Garage with Bathroom & Bedroom over.		
	Not before 7/2/75		

In pursuance of their powers under the following Acts and Orders, the Reading Borough Council, as Local Planning Authority, hereby give notice that the abovementioned application was dealt with as follows:-

TOWN AND COUNTRY PLANNING ACTS, 1962-1971 & GENERAL DEVELOPMENT ORDERS 1963-1973	
	pursuant to the Town & Country Planning General Development Orders 1963-1973. The development to which this consent relates must be begun not later than the expiration of 5 years beginning with the date on which this permission is granted in accordance with Section 41 of the Town & Country Planning Act, 1971.
CONSENT	pursuant to the Town & Country Planning General Development Orders 1963-1973, subject to the terms and conditions set out in the notice which accompanies this approval.
	pursuant to the Town and Country Planning General Development Orders 1963-1973 for the reasons set out in the accompanying notice.
BUILDING REGULATIONS 1972	
CONSENT	In accordance with the Building Regulations 1972 and allied legislation.
	As the proposals do not comply with Building Regulations Nos.....

PUBLIC HEALTH ACTS, 1936 & 1961
CLEAN AIR ACT, 1956
THERMAL INSULATION (INDUSTRIAL BUILDINGS) ACT, 1957

Take notice that the passing of the said plans operates as an approval thereof only for the purposes of the requirements of Section 25, 37, 43, 53, 54, 55, 59 and 137 of the Public Health Act, 1936, of Section 10 of the Clean Air Act, 1956, of the Thermal Insulation (Industrial Buildings) Act, 1957 and of Sections 31 and 33 of the Public Health Act, 1961 (in each case if applicable) and does not operate as an approval for the purposes of any other statutory provisions whatsoever.

If this work is not commenced within three years of the deposit of the plans as aforesaid, the Council may, by notice given to you, declare that the deposit of the said plans shall be of no effect, pursuant to Section 66 of the Public Health Act, 1936.

Dated **21 MAR 1975**

Signed.....

Secretary

Please see over/.....

READING BOROUGH COUNCIL

BUILDING REGULATIONS, 1972 - PART A.

Pursuant to Regulation A 11 of the Building Regulations, you are required to give notice *in writing* 24 hours before:—

- A. The commencement of any building operation.
- B. The covering up of:—
 - (1) Any excavation for a foundation.
 - (2) Any foundation.
 - (3) Any damp proof Course.
 - (4) Any concrete or other material laid over a site.
 - (5) Before any drain or private sewer (to which the Building Regulations apply) will be haunched or covered in any way.
- C. To give notice *in writing* not more than seven days after the work of laying a drain or private sewer has been carried out, including any necessary work of haunching or surrounding a drain or private sewer with concrete and the back filling of the trench.
- D. To give the Local Authority the following notices in writing:—
 - (1) Not more than seven days after the completion of the erection of a building, or
 - (2) If a building or part of a building is occupied before completion not less than seven days notice before occupation, as well as not more than seven days notice after completion.
- E. In the case of any alteration or extension of a building, to give notice *in writing* not more than seven days after the work has been completed. (This also applies to the execution of works of the installation of fittings in connection with a building if plans and notices have been deposited for the work).

Printed cards for the purpose of giving the appropriate notices are available at the address given below, if required.

If a person fails to comply with any provision contained in the Building Regulations (this includes the foregoing) he shall be liable to a fine not exceeding £100, and a further fine not exceeding £10 for each day on which the default continues after he is convicted.

Building Control Section,
Reading Borough Council,
7 Cheapside,
Reading.

READING BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS, 1962 to 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1963 to 1973

TO: **Jobmasters,
19 Hemdean Hill,
Caversham,
READING, Berkshire.**

IN PURSUANCE of their Powers under the above Act and Order, the READING BOROUGH COUNCIL, as Local Planning Authority, HEREBY PERMIT/APPROVE Development on land at No. 43 Conisboro Avenue, Caversham, Reading, by the erection of a double garage, with bathroom and bedroom over.

in accordance with the deposited plan and application subject to the following conditions;

1. That the development to which this consent/approval relates must be commenced not later than the expiration of five years beginning with the date on which this permission/approval is granted, or where outline permission has been granted not later than the expiration of five years beginning with the date of the outline permission, i.e. Application No. T.P. refers.
2. That the brickwork used in the external elevations of the development hereby permitted shall match that of the existing dwelling house.
3. That tile hanging is provided on the end elevation of the proposed extension, that is facing 45 Conisboro Avenue, to the satisfaction of the Local Planning Authority. The Local Planning Authority's agreement to this treatment should be obtained before work is commenced on site.
4. That no trade or business shall be carried on in the garage hereby permitted or on the curtilage thereof.

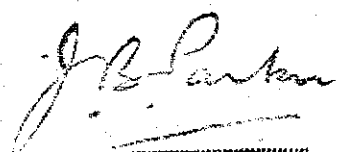
The reason for the Council's decision to grant permission/approval subject to the abovementioned conditions is:—

1. the need to comply with the provisions of Sections 41 and 42 of the Town and Country Planning Act, 1971.
2. Is the need to protect the amenities of the development hereby permitted, the adjoining properties and the locality generally.
3. Is the need to break up the mass of brickwork in the end elevation, with the result of improving the usual quality of the structure as viewed from 45 Conisboro Avenue.

CONTINUED

This permission/approval relates to Planning Control only. Any other statutory consent necessary must be obtained from the appropriate authority.

DATED this 21st day of March 1975


Chief Executive and Town Clerk
Secretary

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

(1)—If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of the Development Order and to any directions given under the Order. An Applicant wishing to appeal against the decision of the Local Planning Authority should obtain Form T.C.P.201 from the Secretary of State for the Environment, Whitehall, London, S.W.1.

(2)—If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962. (As amended by the Town and Country Planning Act, 1968).

(3)—In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

Authority to refuse permission
shall be subject to conditions,
and to the Secretary of State
under the Planning Act, 1971. The
Secretary of State will
consider the giving of notice
of appeal if it appears to
be in the public interest.

Plan No. BP.51189 Register No. 24126 File C69/JAC/IMS/ALW/KVM

CONTINUATION OF REASONS:

4. Is the need to protect the amenities of the premises, the adjoining premises, and the locality generally.